

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

September 7, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-62 - TRIMMELL ADDITION

OWNER/APPLICANT: Harold R. Trimmell, 3628 S. West St., Wichita,
KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of West St. in an area south of
I-235

SITE SIZE: 5.15 Acres

NUMBER OF LOTS

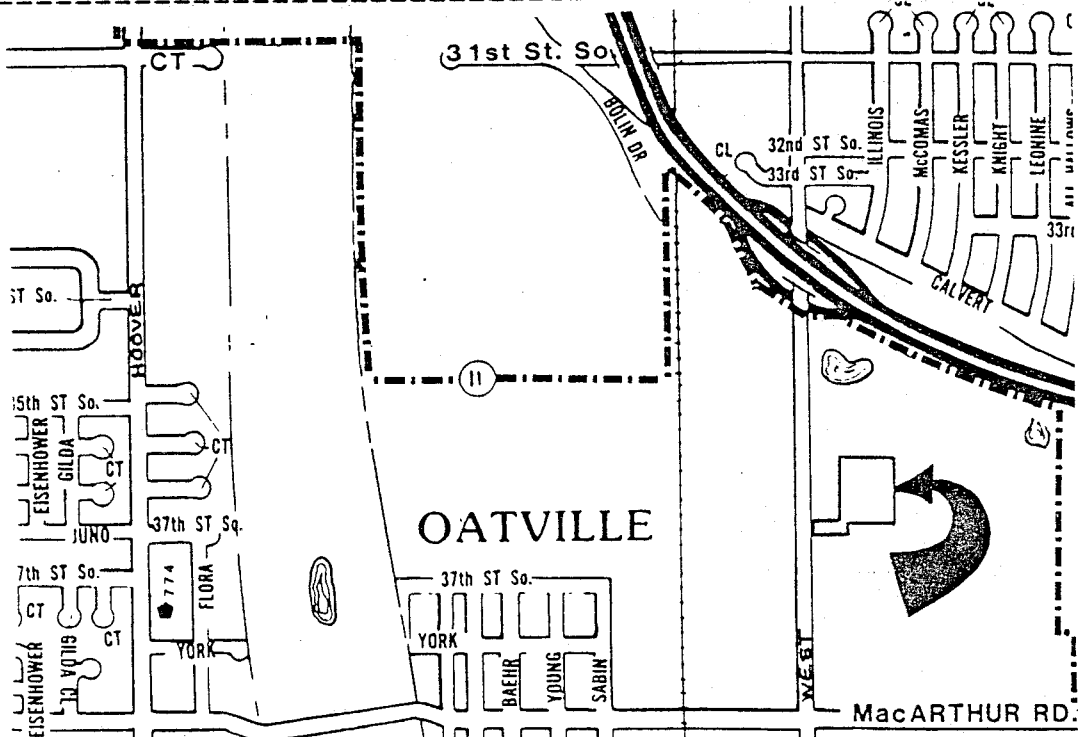
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.15 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0614)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site has applied for a zone change from "R-1" (Suburban Residential) zoning to "E" (County Light Industrial) zoning (SCZ-0614).

- A. The applicant shall attempt to get a valid petition for the extension of municipal water to this site. If this petition is obtained, the applicant shall also submit an outside-the-City water service application and restrictive covenant.

If such a petition cannot be obtained, the applicant shall petition for the extension of municipal water across the front of this lot and any other property along this section of West street within the applicant's ownership. This petition will be held until it can be combined with other petitions in the area.

- B. Since sanitary sewer is presently not available to serve this site, 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. Further, if water cannot be guaranteed, Health Department approval shall also be required for on site water wells.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. To serve both this site and future development, to both the east and south of this property, the 60-foot portion of this lot projecting out to West Street shall be indicated as a contingent street dedication. The final plat shall indicate this dedication on the face of the plat, with the platter's text indicating that the right-of-way is being dedicated to the "appropriate governing body" and that the dedication will take affect upon a need for public access due to development of the property either to the east or south of this site.
- In addition to this contingent dedication, a 25-foot building setback shall be indicated to this plat's south line and it shall clearly indicate that no building shall be allowed within the area of this lot's projection to West Street.
- G. 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.

- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-62 TRIMMELL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 1989, 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 attempt to get a valid petition for the extension of municipal water to this site. If this petition is obtained, the applicant shall also submit an outside-the-City water service application and restrictive covenant.

If such a petition cannot be obtained, the applicant shall petition for the extension of municipal water across the front of this lot and any other property along this section of West street within the applicant's ownership. This petition will be held until it can be combined with other petitions in the area.

- B. Since sanitary sewer is presently not available to serve this site, 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. Further, if water cannot be guaranteed, Health Department approval shall also be required for on site water wells.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. To serve both this site and future development, to both the east and south of this property, the 60-foot portion of this lot projecting out to West Street shall be indicated as a contingent street dedication. The final plat shall indicate this dedication on the face of the plat, with the plat's text indicating that the right-of-way is being dedicated to the "appropriate governing body" and that the dedication will take effect upon a need for public access due to development of the property either to the east or south of this site.

In addition to this contingent dedication, a 25-foot building setback shall be indicated to this plat's south line and it shall clearly indicate that no building shall be allowed within the area of this lot's projection to West Street.

- G. 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. Also the applicant shall submit to County Engineering, a detailed development plan for this site to assist Engineering in reviewing the drainage plan.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.

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

Sincerely,

Tim Bickhaus

R. Timothy Bickhaus
Associate Planner

D.L.

RTB:svm
Enclosure

cc: Harold R. Trimmell, 3628 S. West St., 67217
Dick McClintock, Water Dept.
Mike Lindebak, City Engineer
Jack Brown, Health Department
Ron Worley, County Public Works
Jim Weber, County Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12
September 21, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/7/89)

CASE NUMBER: S/D 89-62 - TRIMMELL ADDITION

OWNER/APPLICANT: Harold R. Trimmell, 3628 S. West St., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of West St. in an area south of I-235

SITE SIZE: 5.15 Acres

NUMBER OF LOTS

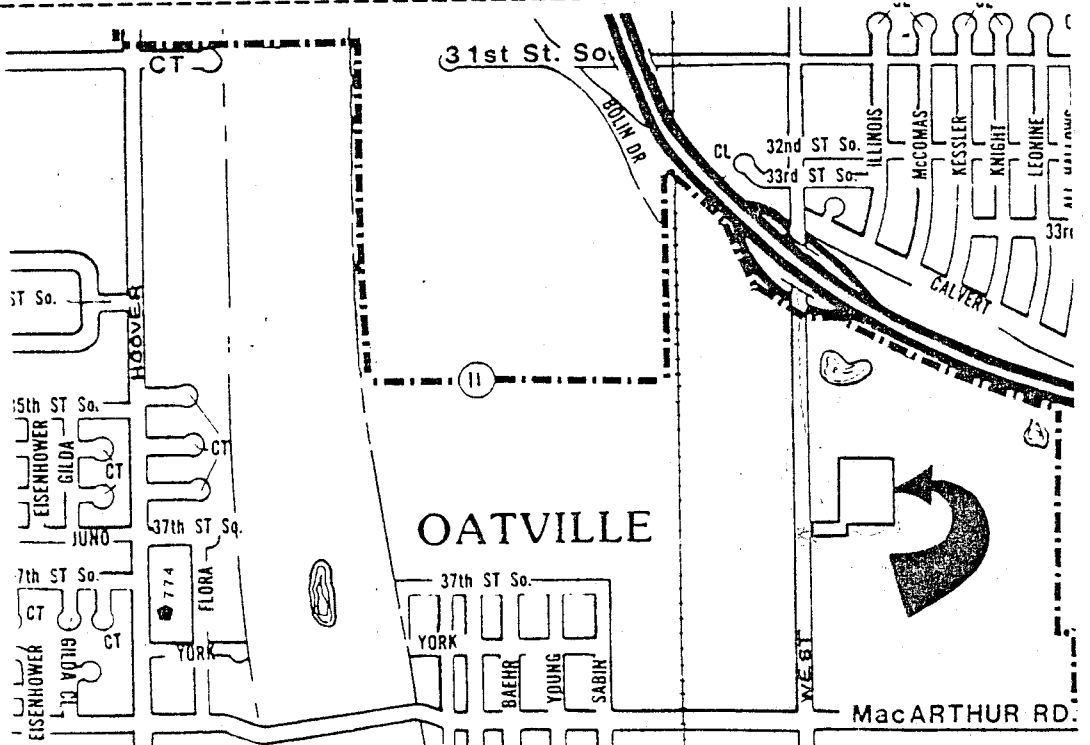
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.15 Acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0614)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall attempt to get a valid petition for the extension of municipal water to this site. If this petition is obtained, the applicant shall also submit an outside-the-City water service application and restrictive covenant.

If such a petition cannot be obtained, the applicant shall petition for the extension of municipal water across the front of this lot and any other property along this section of West street within the applicant's ownership. This petition will be held until it can be combined with other petitions in the area.

- B. Since sanitary sewer is presently not available to serve this site, 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. Further, if water cannot be guaranteed, Health Department approval shall also be required for on site water wells.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, a note shall be added in the area of the contingent street dedication which clearly indicates that "no building or other structures are to occur within the area of the Contingent Street Dedication."
- G. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate the new chairman to be appointed September 14, 1989.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

S/D 89-62 - TRIMMELL ADDITION

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- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 22, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-62 TRIMMEL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, 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 attempt to get a valid petition for the extension of municipal water to this site. If this petition is obtained, the applicant shall also submit an outside-the-City water service application and restrictive covenant.

If such a petition cannot be obtained, the applicant shall petition for the extension of municipal water across the front of this lot and any other property along this section of West street within the applicant's ownership. This petition will be held until it can be combined with other petitions in the area.

B. Since sanitary sewer is presently not available to serve this site, 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. Further, if water cannot be guaranteed, Health Department approval shall also be required for on site water wells.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall guarantee construction of the storm sewers required by this plat.

E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

F. On the final plat tracing, a note shall be added in the area of the contingent street dedication which clearly indicates that "no building or other structures are to occur within the area of the Contingent Street Dedication."

G. This plat will not be scheduled for City Council review until a drainage plan is submitted and approved by County Engineering.

H. On the final plat tracing, the MAPC chairman signature block shall be amended to indicate the new chairman to be appointed September 14, 1989.

I. The final plat tracing shall indicate the 10-foot utility easement along the west line of this plat, as requested by Southwestern Bell.

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.

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, September 28, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

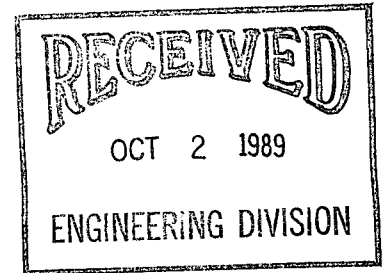


Donald Losew
Associate Planner

DL:sm

cc: Harold R. Trimmell, 3628 S. West St., 67217
Dick McClintock, Water Dept.
Mike Lindebak, City Engineer
Jack Brown, Health Department
Ron Worley, County Public Works
Jim Weber, County Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

September 28, 1989

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

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-62 TRIMMELL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 1989, 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 September 22, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

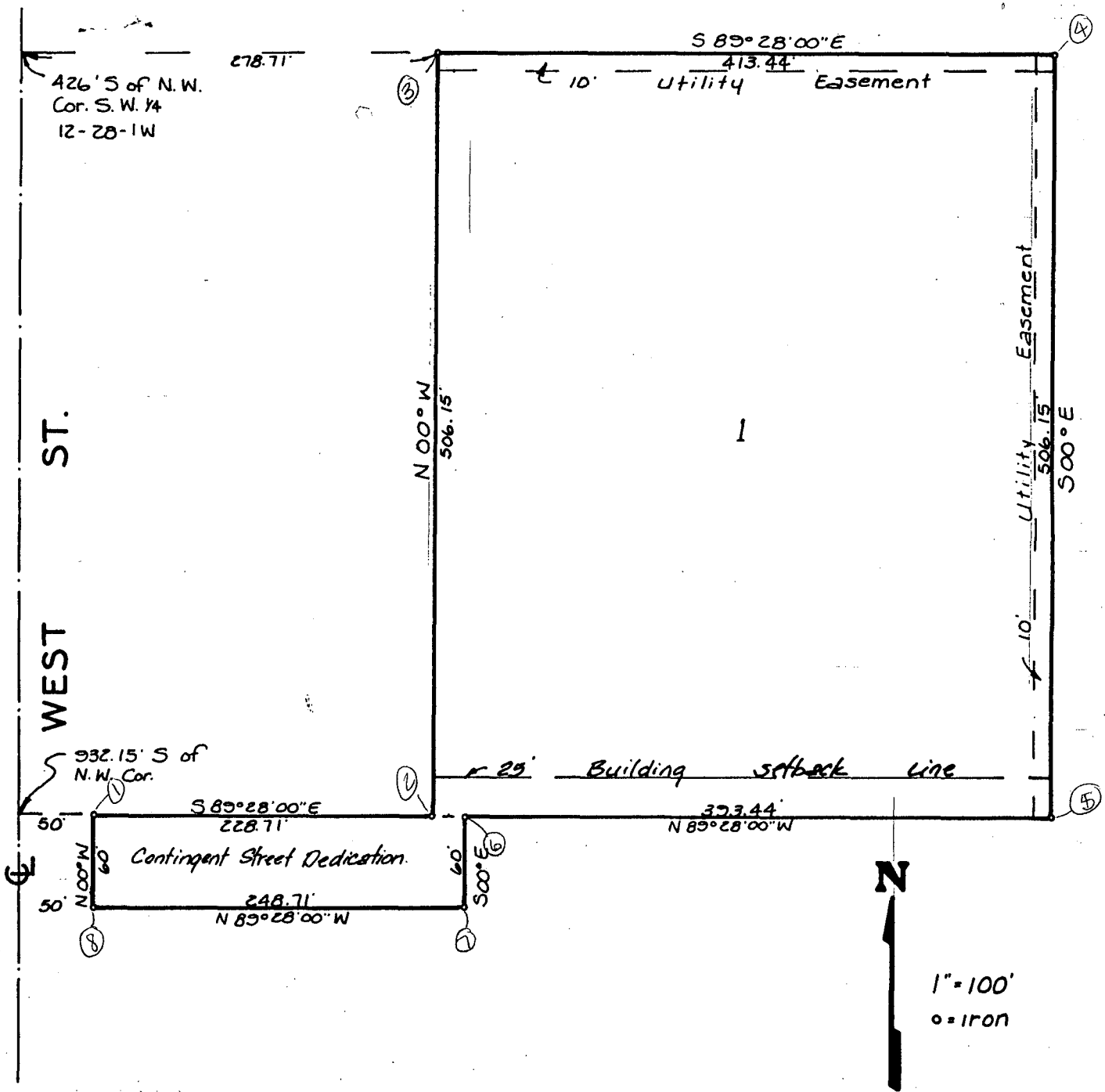
Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus". The signature is fluid and cursive, with a long horizontal stroke at the end.

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Harold R. Trimmell, 3628 S. West St., 67217
Dick McClintock, Water Dept.
Mike Lindebak, City Engineer
Jack Brown, Health Department
Ron Worley, County Public Works
Jim Weber, County Engineer



This plat of "TRIMMELL ADDITION," Sedgwick County, Kansas, has been submitted to and approved by the Wichita Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas. Dated this ____ day of _____, 1989.

Wichita-Sedgwick County Metropolitan Area Planning Commission

Wayne L. Brinegar Chairman

Marvin S. Krout Secretary

This plat approved and all dedications shown