

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

July 8, 1993

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: S/D 93-26 - OHLSON SECOND ADDITION

OWNER/APPLICANT: Brad Ohlson, Contract Purchaser, 4020 S. Broadway, Wichita, KS 67216

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of Broadway and east of MacArthur

SITE SIZE: 4.30 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	2
Total:	3

MINIMUM LOT AREA: 0.5 acre

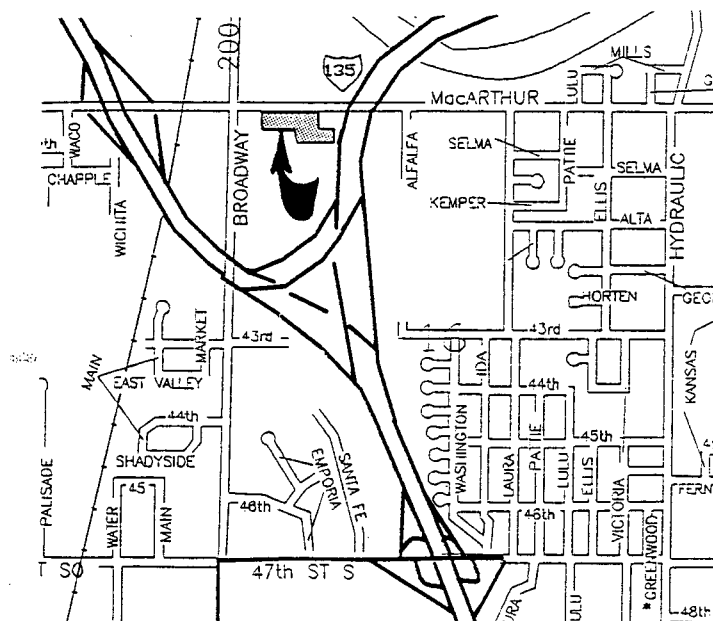
CURRENT ZONING: "AA"

PROPOSED ZONING: "E" and "C"

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VICINITY MAP:



NOTE: A portion of this plat is involved in a zone change (Z-3056). This zone change will make all of the site west of Emporia "C" Commercial zoning and all of the site east of Emporia "E" Light Industrial. Also, a portion of this site, the long southern section of Lot 1, Block B was previously platted as Lot 2 of the Ohlson Addition. Since Lot 2 of the first Ohlson Addition did not have actual street access or sewer and water available at the time of platting, a covenant was required that restricted development of this lot until Emporia was paved and water and sewer extended. The zone case, however, required that this existing lot and the unplatted area involved in the zone change to "E" zoning, be platted together as one lot. Although, under this present lot configuration access to a street (MacArthur), water and possibly sanitary sewer are now available, guarantees for these improvements are still apparently necessary to satisfy the covenant placed on the original Ohlson Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed water extensions in MacArthur and Emporia.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of Emporia adjacent to this site. That is from MacArthur to the south line of Lot 1, Block B. This guarantee shall include the provision of sidewalk along Emporia adjacent to Lot 2, Block A.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. A portion of Lot 1, Block A, is within the area typically needed or required to provide a dedication for major intersection right-of-way. However, MacArthur has been constructed slightly off the section or centerline at this location with more right-of-way on the northern half of this street. City Engineering needs to therefore indicate if additional major street right-of-way, whether for a 75- or 60-foot intersection, needs to be obtained from this site. That is, the northwest corner of Lot 1, Block A, is within the area typically needed for tapering the intersection into the normal arterial right-of-way.

- G. Traffic Engineering needs to indicate the access controls that need to be established to MacArthur and in particular for the lots adjacent to Emporia.
- H. Prior to the plat being released for recording, the applicant shall submit a letter indicating that the fence presently within Emporia Street right-of-way has been removed.
- I. On the final plat tracing, dashed lines shall be used to indicate Emporia's intersection with MacArthur and its southern limit. Solid lines are used if a street is being allowed in as a private facility.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 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 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. 5**

October 28, 1993

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 7/8/93)

**CASE NUMBER:** S/D 93-26 - OHLSON SECOND ADDITION

**OWNER/APPLICANT:** Brad Ohlson, Contract Purchaser, 4020 S. Broadway,  
Wichita, KS 67216

**SURVEYOR/ENGINEER:** Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita,  
KS 67211

**LOCATION:** East of Broadway and south of MacArthur

**SITE SIZE:** 4.30 Acres

**NUMBER OF LOTS**

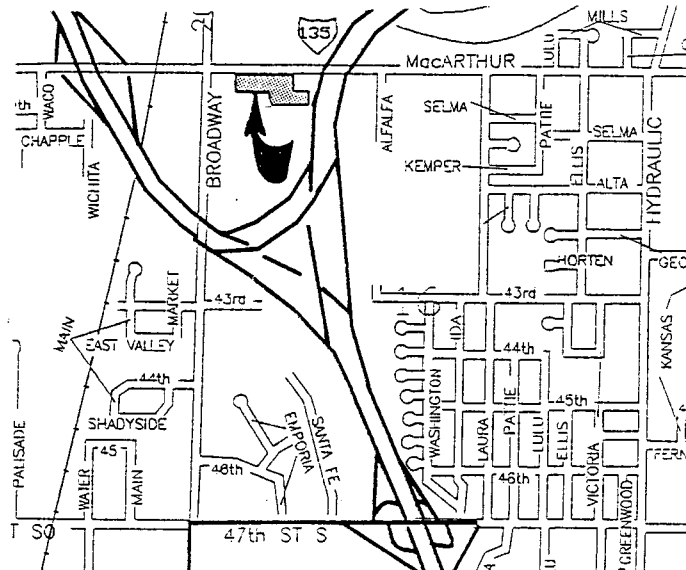
Residential:	
Office:	
Commercial:	2
Industrial:	<u>1</u>
Total:	3

**MINIMUM LOT AREA:** 0.5 acre

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "E" and "C" (Z-3056)

**VICINITY MAP:**



NOTE: A portion of this plat is involved in a zone change (Z-3056). This zone change will make all of the site west of Emporia "C" Commercial zoning and all of the site east of Emporia "E" Light Industrial. Also, a portion of this site, the long southern section of Lot 1, Block B was previously platted as Lot 2 of the Ohlson Addition. Since Lot 2 of the first Ohlson Addition did not have actual street access or sewer and water available at the time of platting, a covenant was required that restricted development of this lot until Emporia was paved and water and sewer extended. The zone case, however, required that this existing lot and the unplatted area involved in the zone change to "E" zoning, be platted together as one lot. Although, under this present lot configuration access to a street (MacArthur), water and possibly sanitary sewer are now available, guarantees for these improvements are still apparently necessary to satisfy the covenant placed on the original Ohlson Addition.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include any needed water extensions in Emporia.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of Emporia adjacent to this site. That is from MacArthur to the south line of Lot 1, Block B. This guarantee shall include the provision of sidewalk along Emporia adjacent to Lot 2, Block A.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to the plat being released for recording, the applicant shall submit a letter indicating that the fence presently within Emporia Street right-of-way has been removed.
- G. On the final plat tracing, the plattor's text shall also reference the access controls being dedicated for Lots 1 and 2, Block A.

- H. Prior to this plat being released for recording, proof that all applicable property taxes (as noted in the platting binder) have been paid shall be provided.
- I. The applicant's agent is responsible for reviewing the oil and gas leases on this site and assuring that the site can be platted as indicated and particularly in regard to assuring that Emporia can be platted and installed as indicated on the 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.
- 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. 6**

November 10, 1993

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 7/8/93)  
(Deferred from 10/28/93)

**CASE NUMBER:** S/D 93-26 - OHLSON SECOND ADDITION

**OWNER/APPLICANT:** Brad Ohlson, Contract Purchaser, 4020 S. Broadway,  
Wichita, KS 67216

**SURVEYOR/ENGINEER:** Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita,  
KS 67211

**LOCATION:** East of Broadway and south of MacArthur

**SITE SIZE:** 4.30 Acres

**NUMBER OF LOTS**

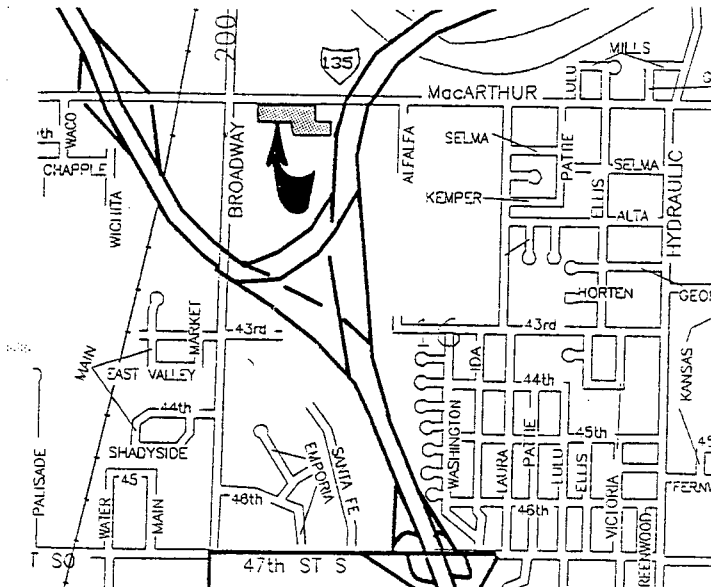
Residential:	
Office:	
Commercial:	2
Industrial:	1
Total:	3

**MINIMUM LOT AREA:** 0.5 acre

**CURRENT ZONING:** "AA"

**PROPOSED ZONING:** "E" and "C" (Z-3056)

**VICINITY MAP:**



NOTE: A portion of this plat is involved in a zone change (Z-3056). This zone change will make all of the site west of Emporia "C" Commercial zoning and all of the site east of Emporia "E" Light Industrial. Also, a portion of this site, the long southern section of Lot 1, Block B was previously platted as Lot 2 of the Ohlson Addition. Since Lot 2 of the first Ohlson Addition did not have actual street access or sewer and water available at the time of platting, a covenant was required that restricted development of this lot until Emporia was paved and water and sewer extended. The zone case, however, required that this existing lot and the unplatted area involved in the zone change to "E" zoning, be platted together as one lot. Although, under this present lot configuration access to a street (MacArthur), water and possibly sanitary sewer are now available, guarantees for these improvements are still apparently necessary to satisfy the covenant placed on the original Ohlson Addition.

STAFF COMMENTS:

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- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the paving of Emporia adjacent to this site. That is from MacArthur to the south line of Lot 1, Block B. This guarantee shall include the provision of sidewalk along Emporia adjacent to Lot 2, Block A.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Prior to the plat being released for recording, the applicant shall submit a letter indicating that the fence presently within Emporia Street right-of-way has been removed.
- G. On the final plat tracing, the platting text shall also reference the access controls being dedicated for Lots 1 and 2, Block A.

- H. Prior to this plat being released for recording, proof that all applicable property taxes (as noted in the platting binder) have been paid shall be provided.
- I. The applicant's agent is responsible for reviewing the oil and gas leases on this site and assuring that the site can be platted as indicated and particularly in regard to assuring that Emporia can be platted and installed as indicated on the 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.
- 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.