

July 3, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-45 - OLD LAWRENCE ROAD ADDITION

OWNER/APPLICANT: Love Box Co., Inc., Attn: Newell Hill, 700 E. 37th St. N., Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Broadway (Lawrence Rd.) and south of Interstate 235

SITE SIZE: 23.3 Acres

NUMBER OF LOTS

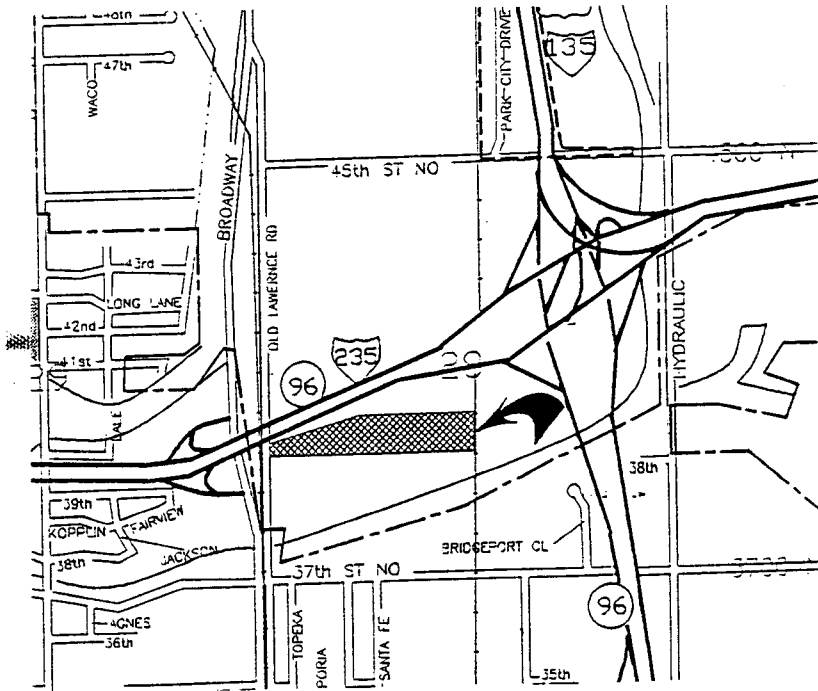
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

MINIMUM LOT AREA: 23.3 Acres

CURRENT ZONING: "GI"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although this site is in the County but near Wichita's City Limits, municipal services are not apparently available to the site. While the site is also zoned for industrial purposes, both an existing use (a greenhouse) and the expected use (radio broadcasting facility) are not industrial in nature. Development of this site at this time is apparently intended to use on-site facilities.

STAFF COMMENTS:

- A. The westerly line of this Addition is apparently adjacent to Wichita's City Limits, being separated from Wichita only by street/highway right-of-way. Consequently, prior to this plat going to the City Council, annexation to Wichita shall have been requested. If the site is annexed prior to City Council review, County Commission action will not be required. However, if the applicant chooses to complete the plat prior to annexation, both City and County review will be necessary.
- B. 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. The Health Department also needs to indicate if a covenant should be required assuring that only residential, non-industrial wastes will be generated by any use of this site until such time as municipal services are available.

It should be noted that this site is presently occupied with a mobile home, that is using a septic system. The planned improvement, a radio station tower and office will be a separate or second use at this site. The Health Department needs to indicate if such separate uses can be allowed on one lot, using either the same or separate on-site sanitary sewer systems.

- C. The applicant shall submit petitions for the future extension of municipal sewer and water to this site.
- 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. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat, a 35-foot building setback shall be platted to Lawrence Road.
- H. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- I. If any of this site's drainage drains to either of the railroad rights-of-way east or west of this site, a letter shall be provided from these railroads indicating their willingness to accept such drainage.

- J. On the final plat tracing, complete access control shall be noted as existing between this site and I-235.
- K. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The representatives from City and/or 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. 5

August 8, 1996

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/3/96)

CASE NUMBER: S/D 96-45 - OLD LAWRENCE ROAD ADDITION

OWNER/APPLICANT: Love Box Co., Inc., Attn: Newell Hill, 700 E. 37th St. N., Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Broadway (Lawrence Rd.) and south of Interstate 235

SITE SIZE: 23.3 Acres

NUMBER OF LOTS

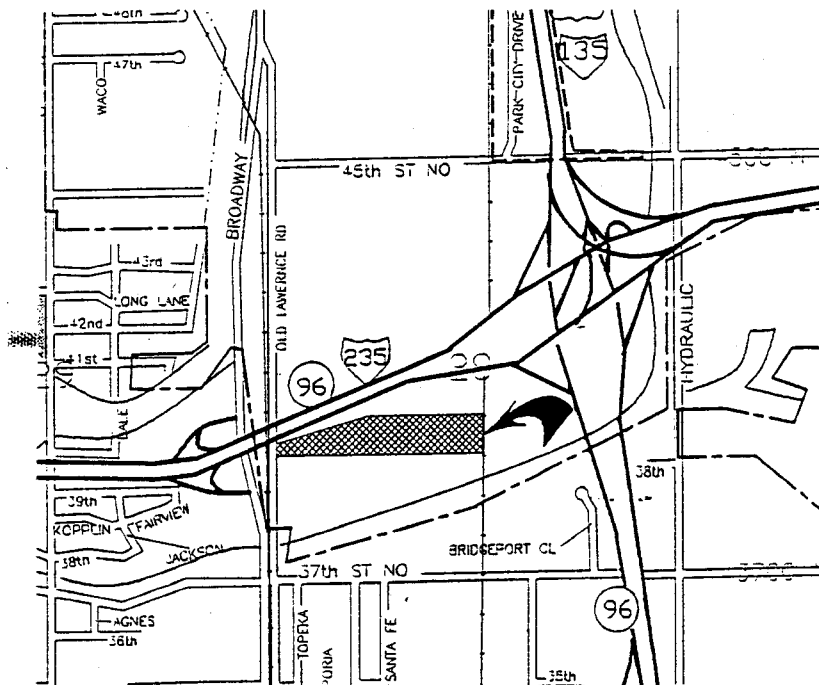
Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	2

MINIMUM LOT AREA: 5.35 Acres

CURRENT ZONING: "G1"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although this site is in the County but near Wichita's City Limits, municipal services are not apparently available to the site. While the site is also zoned for industrial purposes, both an existing use (a greenhouse) and the expected use (radio broadcasting facility) are not industrial in nature. Development of this site at this time is apparently intended to use on-site facilities.

STAFF COMMENTS:

- A. The westerly line of this Addition is apparently adjacent to Wichita's City Limits, being separated from Wichita only by street/highway right-of-way. Consequently, prior to this plat going to the City Council, annexation to Wichita shall have been requested. If the site is annexed prior to City Council review, County Commission action will not be required. However, if the applicant chooses to complete the plat prior to annexation, both City and County review will be necessary.
- B. 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. The Health Department also needs to indicate if a covenant should be required assuring that only residential, non-industrial wastes will be generated by any use of this site until such time as municipal services are available.

It should be noted that this site is presently occupied with a mobile home, that is using a septic system. The planned improvement, a radio station tower and office will be a separate or second use at this site. As noted by the Health Department, such separate uses cannot be allowed on one lot, using either the same or separate on-site sanitary sewer systems. Consequently, as indicated by the applicant, the final plat has been platted into 2-lots, one for the existing use and one for the Planned use.

- C. The applicant shall submit petitions for the future extension of municipal sewer and water to this site.
- 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. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, a 35-foot building setback shall be platted to Lawrence Road.
- H. If any of this site's drainage drains to either of the railroad rights-of-way east or west of this site, a letter shall be provided from these railroads indicating their willingness to accept such drainage.

- I. Since Lawrence Road is not an arterial, the platting of access controls to this street is not normally required. The final plat tracing may therefore delete the dedication of access control as shown on the face of the plat and noted in the plattor's text. Both lots will then have direct access to a public street and a joint access agreement would not be needed as a platting requirement.
- J. The applicant shall submit copies of the instruments which establish the Gas Service Company Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements are provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- K. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the County or City.
- L. Prior to this plat being released for County Commission review, the applicant shall provide proof that all applicable property taxes have been paid for this site. The platting binder presently indicates that the 2nd half of 1995's property taxes were unpaid.
- M. The utility representatives need to comment on the indicated utility easements. During review of the preliminary plat, a 10- and 20-foot easement was requested along the south line of the plat. This final plat now shows a 10-foot utility easement along the north line, with the south line being encumbered by a 40-foot pipeline easement.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representatives from County 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 9, 1997

STAFF REPORT
(Revised Preliminary Plat)

CASE NUMBER: S/D 96-45 OLD LAWRENCE ROAD ADDITION

OWNER/APPLICANT: Love Box., Inc., Attn: Newell Hill, 700 E. 37th St.
N., Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis,
Wichita, KS 67211

LOCATION: East side of Lawrence Road and south of Interstate
235

SITE SIZE: 68.4 acres

NUMBER OF LOTS

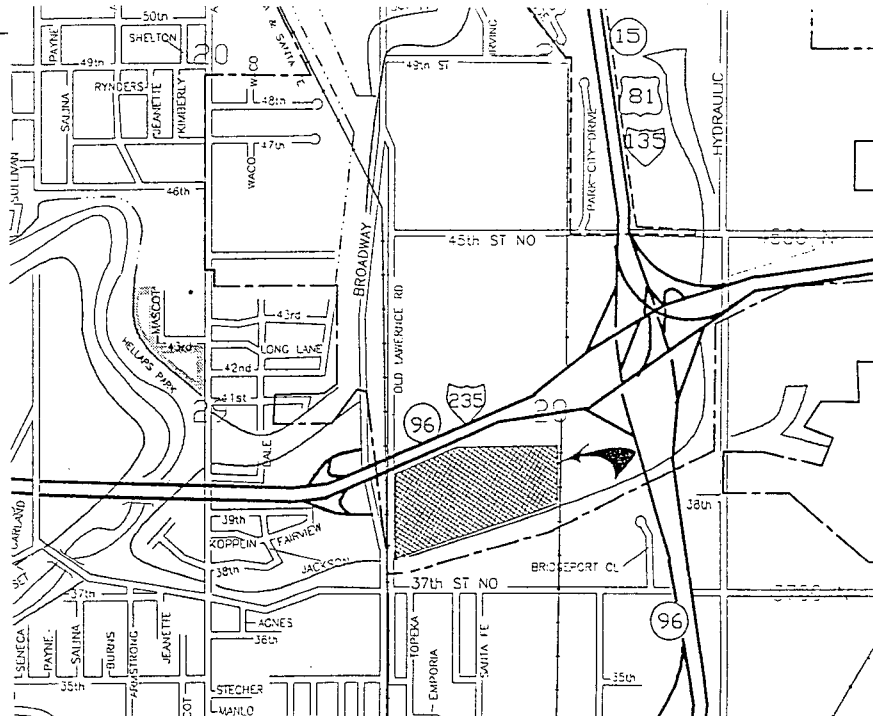
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 68.4 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. The southwest corner of this property is adjacent to Wichita's City Limits. Consequently, prior to this plat going to the City Council, annexation to Wichita shall have been requested. If the site is annexed prior to City Council review, County Commission action will not be required. However, if the applicant chooses to complete the plat prior to annexation, both City and County review will be necessary.
- B. 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.
- C. The applicant shall submit petitions for the future extension of municipal sewer and water to the site.
- 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. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, a 20-foot building setback shall be platted to Lawrence Road.
- H. Engineer needs to comment on the status of the applicant's drainage concept.
- I. The Engineer needs to comment on any improvements to Old Lawrence Road.
- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- K. Any relocation, lowering, or encasement of the pipelines, made necessary by this development, will not be at the expense of the County or City.
- L. Prior to the plat being released for County Commission review, the applicant shall provide proof that all applicable property taxes have been paid for this site.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a platting binder shall be submitted with the final plat.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4.

January 22, 1998

STAFF REPORT

(Final Plat, Revised Preliminary Plat-Approved 10/9/97)

CASE NUMBER: S/D 96-45 OLD LAWRENCE ROAD ADDITION

OWNER/APPLICANT: Love Box., Inc., Attn: Newell Hill,
700 E. 37th St. N., Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A.,
315 Ellis, Wichita, KS 67211

LOCATION: East side of Lawrence Road and south of Interstate 235

SITE SIZE: 68.4 acres

NUMBER OF LOTS

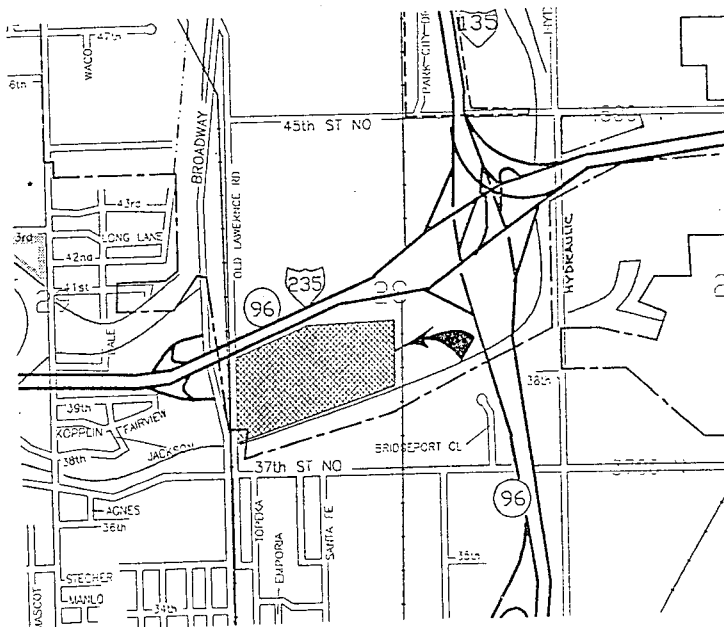
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 68.4 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. The southwest corner of this property is adjacent to Wichita's City Limits. Consequently, prior to this plat going to the City Council, annexation to Wichita shall have been requested. If the site is annexed prior to City Council review, County Commission action will not be required. However, if the applicant chooses to complete the plat prior to annexation, both City and County review will be necessary.
- B. 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.
- C. The applicant shall submit petitions for the future extension of municipal sewer and water to the site.
- 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.
- H. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- I. **County Engineering** needs to comment on any traffic improvements or access controls required along Old Lawrence Road.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- L. Any relocation, lowering, or encasement of the pipelines, made necessary by this development, will not be at the expense of the County or City.
- M. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council, proof shall be provided indicating that all applicable property taxes have been paid.
- N. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- O. 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.
- P. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.