

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

November 16, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-84 - THE RITZ ADDITION

OWNER/APPLICANT: Woodlawn Development Co., 575 Fourth Financial Center, Wichita, KS 67202

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

LOCATION: North of 37th Street North in an area west of Rock Road

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

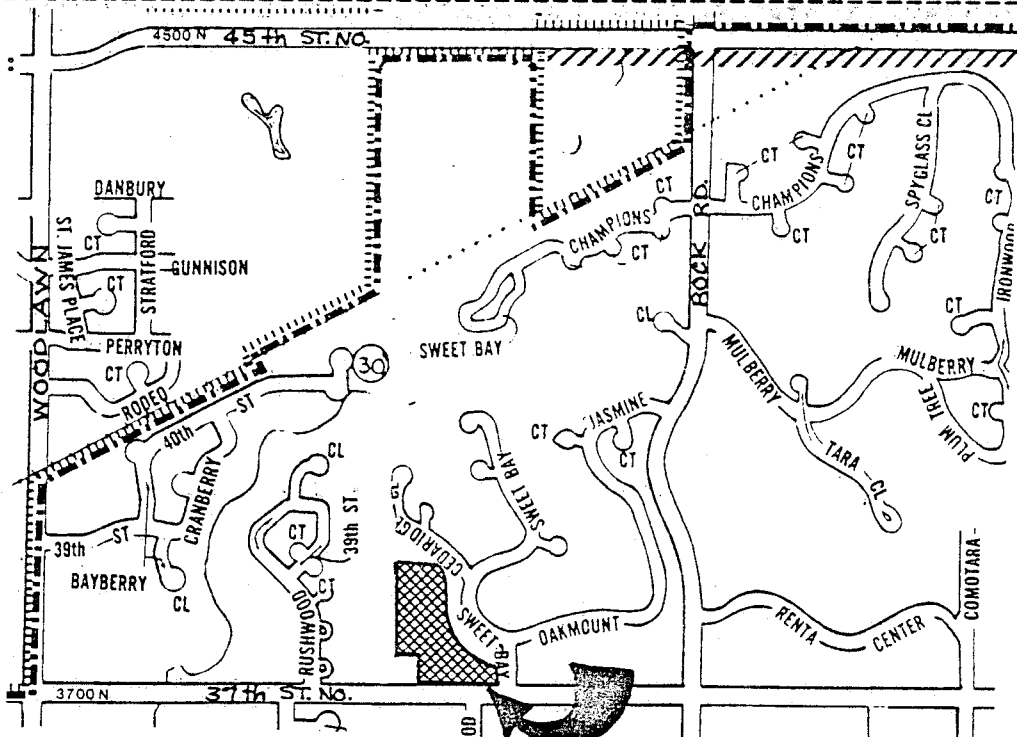
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 6.5 Acres

CURRENT ZONING: "AA" One Family

PROPOSED ZONING: "R-6" General Residence (Z-2757)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change request (Z-2757) from "AA" (One Family) to "R-6" (General Residence) zoning has been approved for the area of this plat subject to platting by June 23, 1990. However, this plat has included two portions of the 37th Street Booster Station Addition which is zoned "AA," but was not included in the area of the requested zone change. Although this plat is over the 10 acre requirement for a residential final form only plat, it has been accepted as such since it involves only two lots.

- A. The applicant shall file a request for a zone change, for the portions of this plat originally associated with the 37th Street Booster Station Addition, but not included in the original "R-6" zone change case (Z-2757).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee deceleration lanes for the entrances on 37th Street North to both Lots 1 and 2.
- E. Traffic Engineering should be prepared to comment if left turn lanes also need to be guaranteed by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted in the plattor's text, two openings shall be indicated on the face of the plat for Lot 2, from 37th Street North.
- H. A wall easement is being platted along this site's east and north lines. A masonry wall apparently already exists within this easement. However, this wall appears to cross an existing sanitary sewer line and storm sewer line at the site's north boundary. City Engineering should be prepared to indicate if a masonry wall crossing these facilities is acceptable or if a hold harmless agreement needs to be obtained if one has not previously been required.  
  
Further, if any other sanitary sewer or storm sewer lines are intended to cross this wall, a hold harmless agreement shall be provided for these situations.
- I. The applicant shall provide proof, by letter from the Coop Refinery or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

- J. The final plat shall indicate the recording information for the 50-foot Coop Refinery easement on this property. The relocation of this pipeline, as is implied by the plat, will be verified by the recording of the easement involved in this relocation. This plat will not be forwarded for City Council review until this new easement is established and a recorded copy provided to the Planning Department or a letter is provided from the pipeline company indicating that satisfactory arrangements have been made for the relocation.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- 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. 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.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.



KANSAS GAS AND ELECTRIC COMPANY

December 1, 1989

Mr. Benny Gegen  
Mid-Kansas Engineering Consultants, PA  
3500 North Rock Road, Suite 800  
Wichita, Kansas 67226

Dear Mr. Gegen:

Kansas Gas and Electric Company Engineering Department has investigated the requested encroachment of a right-of-way located north of 37th Street North and approximately one-half mile west of Rock Road. This right of way is for KG&E Northeast - Midian 138kV transmission line.

The request received was permission to locate a 30" RCP storm sewer line beginning at a point approximately 50 feet north and 40 feet west of the South 1/4 Corner, Section 30, Township 26 South, Range 2 East 6th P.M. in Sedgwick County, Kansas and extending 250 feet more or less, north and parallel with the centerline of KG&E's 138kV transmission line. The sewer line will be installed with a minimum of 6 feet of cover.

Consent will be granted to the City of Wichita, Kansas subject to the following restrictions:

1. All ditching during construction shall be shored when working within 50 feet of KG&E transmission structures.
2. Existing grade will be maintained within the easement to within  $\pm$  1 foot of the present grade.
3. KG&E shall be indemnified against loss, damage, cost and expense resulting from damage to its property, and shall be held harmless from all claims from damages to the property or injury to the person of others.
4. The City of Wichita will assume all expenses for any repairs, movement or relocation of our facilities caused by the installation or maintenance of the sewer.
5. In blasting in the vicinity of our lines, such operation must be conducted so as to protect our lines from not only damage, but also short circuits resulting in outages.
6. During construction the city and their contractor will be responsible for placement of high voltage overhead lines warning signs.

Mr. Mike Lindebak  
December 1, 1989  
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7. Before working near transmission line, the city will notify Division Operating Superintendent, Cleo Allen, telephone number (316) 261-6374.
8. The city will furnish KG&E a drawing indicating the actual location of the sewer line after installation and showing measurements from fixed locations, our structures and lines or other movements.

Sincerely,



Lewis Schwartz  
Manager-Engineering, Distribution

LS:kms/pc

Kansas Gas and Electric Company

By



Title GROUP VICE PRESIDENT

City of Wichita

By

\_\_\_\_\_

Title

\_\_\_\_\_

Accepted this \_\_\_\_\_ day of

\_\_\_\_\_

SEDGWICK COUNTY



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

November 17, 1989

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

Re: S/D 89-84 THE RITZ ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 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 file a request for a zone change, for the portions of this plat originally associated with the 37th Street Booster Station Addition, but not included in the original "R-6" zone change case (Z-2757).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee deceleration lanes for the entrances on 37th Street North to both Lots 1 and 2.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As noted in the plattor's text, two openings shall be indicated on the face of the plat for Lot 2, from 37th Street North.
- G. The applicant shall provide proof, by letter from the Coop Refinery or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.

- H. The final plat shall indicate the recording information for the 50-foot Coop Refinery easement on this property. The relocation of this pipeline, as is implied by the plat, will be verified by the recording of the easement involved in this relocation. This plat will not be forwarded for City Council review until this new easement is established and a recorded copy provided to the Planning Department or a letter is provided from the pipeline company indicating that satisfactory arrangements have been made for the relocation.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. As indicated by the drainage plan, off-site drainage will occur to the northwest of this plat. Since this drainage will flow into a K.G. & E. easement, the applicant shall submit a letter from K.G. & E. indicating that this is acceptable.
- K. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 1, Block 1 to drain across Lot 2, Block 2. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- 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. 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.

S/D 89-84 The Ritz  
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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 Monday, November 20, 1989. If you have any questions concerning this matter, please call.

Sincerely,

*R. T. Bickhaus, Jr.*

R. Timothy Bickhaus  
Associate Planner

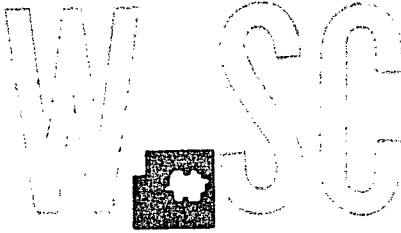
RTB:svm

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 21, 1989

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

Re: S/D 89-84 THE RITZ ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 20, 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 November 17, 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

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