

STAFF REPORT

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

*One step Final*

*church of the  
magnolien*

CASE NUMBER: S/D 99-60 - MOLLETT COMMERCIAL ADDITION

OWNER/APPLICANT: Mary Jane Mollett, Attn: The First National Bank, P.O. Box 913,  
Hutchinson, KS 67504

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

LOCATION: Northwest corner of 127<sup>th</sup> St. East and 21<sup>st</sup> St. North

SITE SIZE: 35.3 acres

NUMBER OF LOTS

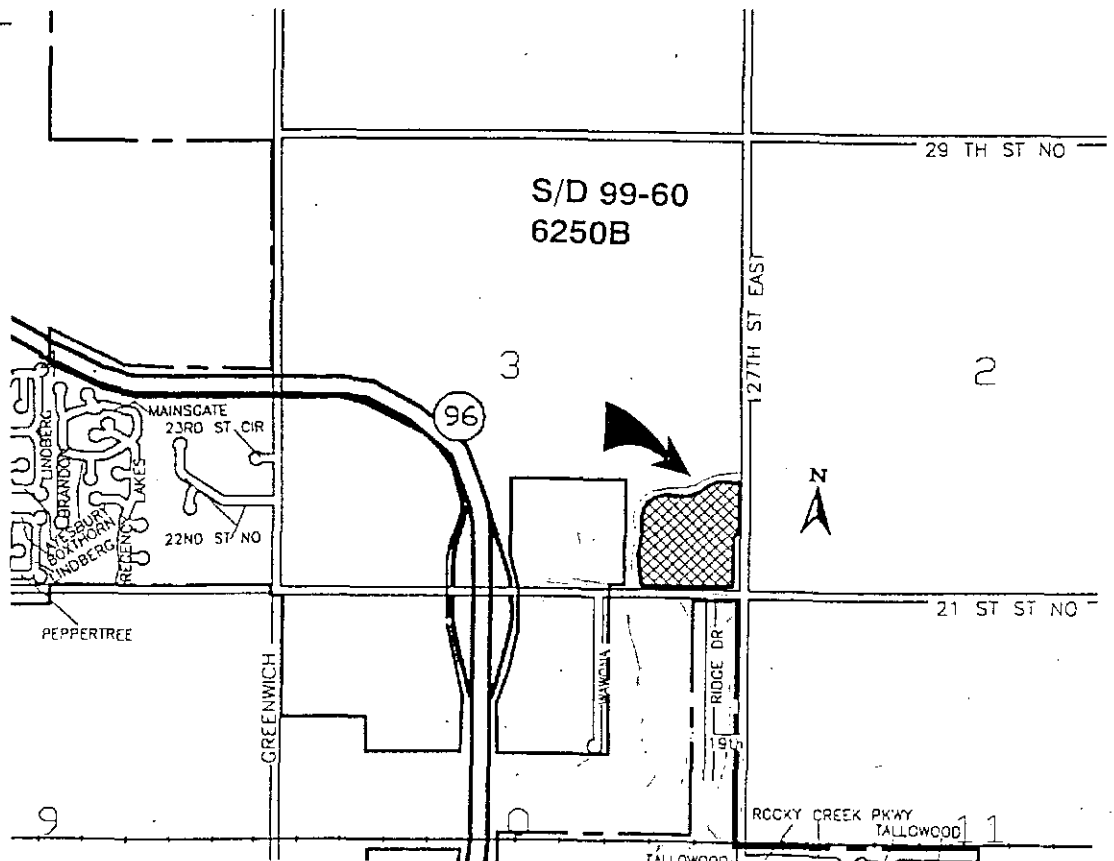
Residential:	1
Office:	
Commercial:	4
Industrial:	
Total:	5

MINIMUM LOT AREA: 39,330 sq. ft.

CURRENT ZONING: SF-20, Single Family Residential

PROPOSED ZONING: MF-18, Multi-Family Residential  
LC, Limited Commercial

VICINITY MAP



Note: This site is located in the County adjoining Wichita's City limits and annexation will be required. A zone change to MF-18, Multi-Family Residential (Lot 1) and LC, Limited Commercial (Lots 2-5) was approved for this site. A CUP (DP-236) was also approved for this site.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If the annexation has been completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary, and the County certification may be eliminated from the plat.
- B. City Engineering needs to comment on the need for guarantees for City water or sanitary sewer improvements to serve this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The name for the proposed interior street shall be approved by City Fire Department.
- F. In accordance with the CUP, the plat proposes four access openings along 127<sup>th</sup> St. East and two access openings along 21<sup>st</sup> St. North. The joint access openings located within the dedicated right-of-way shall be limited to right turns only. On the final plat tracing, the text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the openings are subject to approval by the City Engineer. Distances shall be shown for all segments of access control.
- G. The joint access easements in addition to a cross-circulation agreement needs to be established by separate instrument.
- H. Traffic Engineering needs to comment on the need for improvements to 21<sup>st</sup> St. North and 127<sup>th</sup> Street East. During the CUP review, it was anticipated that these improvements would include the following: a left and right turn deceleration and storage lanes required along 21<sup>st</sup> Street, a left turn lane to the commercial area off of 127<sup>th</sup> Street, and a southbound left turn lane at the intersection of 21<sup>st</sup> and 127<sup>th</sup>. The applicant shall also be responsible for a portion of the cost to install traffic signals at the intersection.
- I. The applicant shall provide a guarantee for the installation of the proposed interior street.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements and associated setback on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. The applicant shall obtain a release of the blanket pipeline easements or provide documentation that the easements have been confined. If confined, any portion of the easements located on this plat shall be denoted with the corresponding pipeline name and recording information.

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for sidewalk and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the sidewalk and drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds, identifying the approved CUP (referenced as DP-236) and its special conditions for development on this property.
- N. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- O. 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.)
- P. 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.
- Q. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2000-24 -- CHURCH OF THE MAGDALEN ADDITION

OWNER/APPLICANT: Church of the Magdalen, Attn: Rev. Kenneth S. Van Haverbeke, 457 S. Woodlawn, Wichita, KS 67218

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

LOCATION: Northwest corner of 127<sup>th</sup> St. East and 21<sup>st</sup> St. North

SITE SIZE: 30 Acres

NUMBER OF LOTS

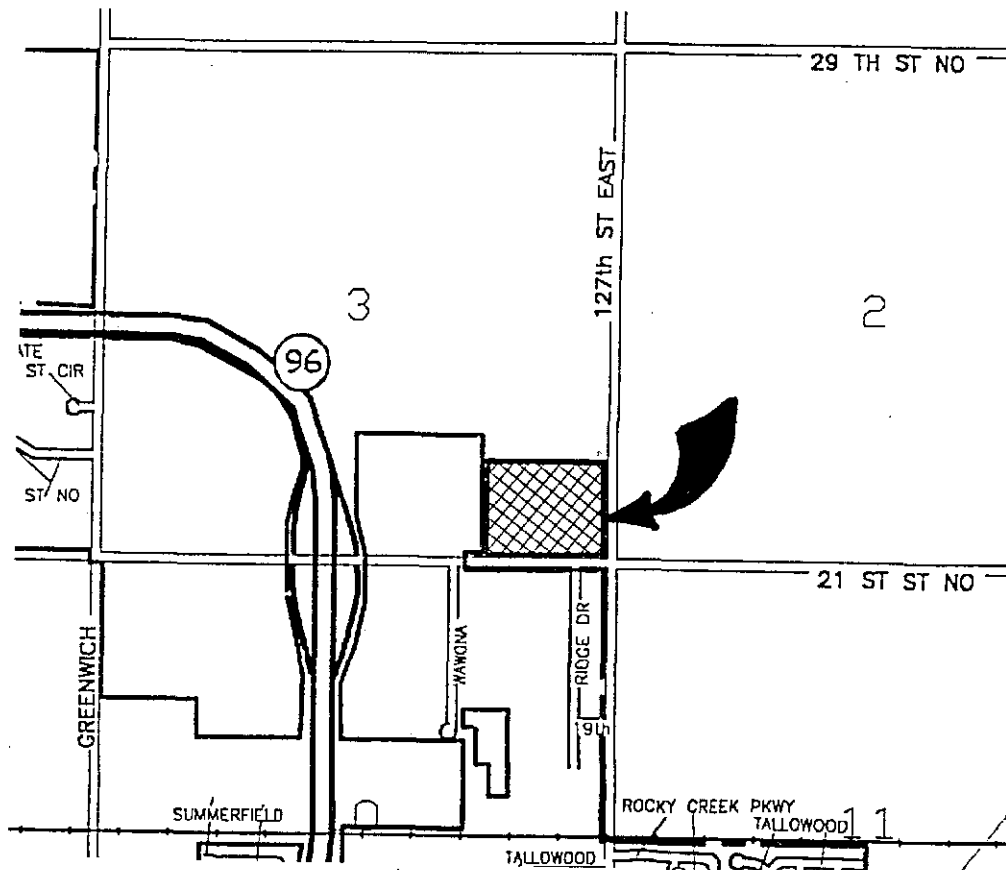
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 30 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: The site is located in the County adjoining Wichita's city limits and annexation will be requested.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. City Engineering needs to comment on the need for guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage easement on the west property line for off-site drainage. The removal or modification of any terraces on the site will need to be coordinated with NRCS.
- E. County/Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 21<sup>st</sup> St. North and two access openings along 127<sup>th</sup> St. East. County Engineering requests that the entry access be coordinated with the streets and entrances on the south side of 21<sup>st</sup> Street. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. The Applicant shall provide a guarantee for the construction of a left turn bay on 21<sup>st</sup> Street and the construction of a paved road to County standards on 127<sup>th</sup> St. East along the plat's frontage.
- G. County Surveying requests a benchmark elevation.
- H. Access to 127<sup>th</sup> St. East will require a release to cross the pipeline.
- I. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- 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 plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)
- 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.

SUB 2000-24 -- Preliminary Plat of CHURCH OF THE MAGDALEN ADDITION

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- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 4/20/00)

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**LOCATION:** Northwest corner of 127<sup>th</sup> Street East and 21<sup>st</sup> Street North

**SITE SIZE:** 30 Acres

**NUMBER OF LOTS**

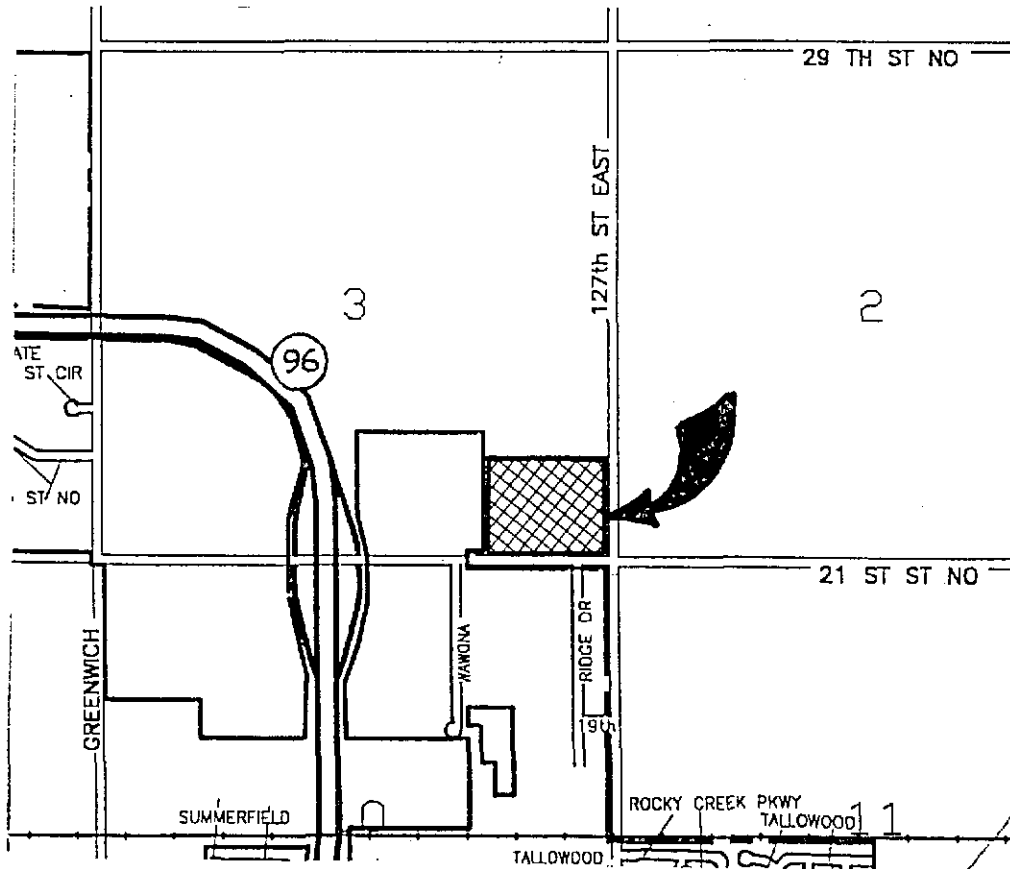
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 30 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



**Note:** The site is located in the County adjoining Wichita's city limits and annexation will be requested.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-6, Single-Family Residential.
- B. City Engineering needs to comment on the need for guarantees or easements. The Applicant shall provide a guarantee for the extension of sanitary sewer and City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has required a copy of the final drainage plan to verify how off-site drainage is to be handled. A Floodway Reserve shall be platted to cover off-site drainage from the north to the proposed pond. The minimum building elevation appears to be too low.
- E. County/Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 21<sup>st</sup> Street North and two access openings along 127<sup>th</sup> Street East. County Engineering requests that the entry access be coordinated with the streets and entrances on the south side of 21<sup>st</sup> Street. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- F. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. The Applicant shall provide a guarantee for the construction of a left turn bay on 21<sup>st</sup> Street and the construction of a paved road to County standards on 127<sup>th</sup> Street East along the plat's frontage.
- G. County Surveying requests a benchmark elevation.
- H. Access to 127<sup>th</sup> Street East will require a release to cross the pipeline.
- I. The applicant shall submit a covenant regarding the ownership and maintenance of the proposed reserves.
- J. In the plat's text, the word "Reserve" shall be corrected.
- K. The 35' building setback lines along the tapers on the road rights-of-way need to be parallel with the new property lines.
- L. The 35' building setback along 127<sup>th</sup> Street needs increased to include the pipeline setback with a definite dimension with respect to the plat.
- M. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- N. 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.

- O. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
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- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

CLOSURE - CHURCH OF THE MAGDALEN ADD.

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L001

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1		N	5000.000	E	5000.000	S	0+00
N	00-37'59.0"W	1082.950					
2		N	6082.884	E	4988.035	S	10+82.950
S	89-13'23.0"W	545.350					
3		N	6075.489	E	4442.735	S	16+28.300
S	00-37'59.0"E	447.490					
4		N	5628.026	E	4447.679	S	20+75.790
S	89-13'23.0"W	278.270					
5		N	5624.253	E	4169.435	S	23+54.060
S	00-37'59.0"E	635.460					
6		N	4988.832	E	4176.456	S	29+89.520
N	89-13'23.0"E	823.620					
1		N	5000.000	E	5000.000	S	38+13.140
LENGTH=	3813.140	AREA=	767413.817 SF			17.617 ACRES	