

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

November 24, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-70 RALPH REED ADDITION

OWNER/APPLICANT: Union National Bank, Trustee for M.E.C., P.A. S.E.P.,
fbo A. J. Reed, Attn: Brenda Lancaster, P. O. Box 637,
Wichita, KS 67201

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

LOCATION: Southeast corner of Harry and Greenwich

SITE SIZE: 0.76 Acres

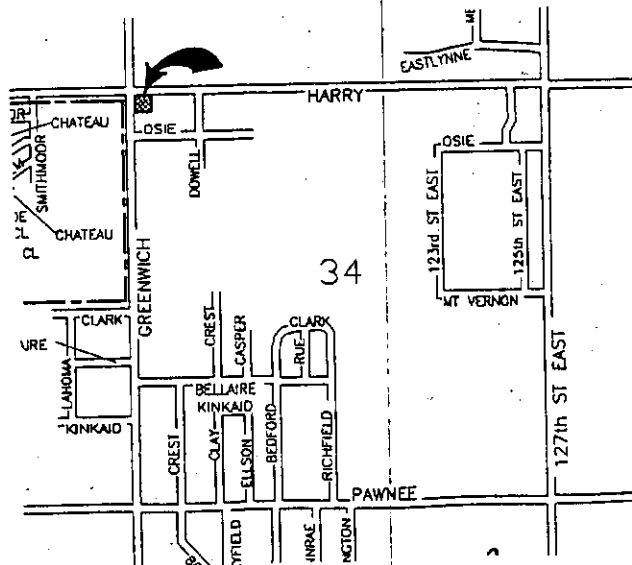
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 0.76 Acres

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



NOTE: This site is presently in the County under "LC" Light Commercial zoning. However, Wichita's City Limits are immediately adjacent to the site, on the west side of Greenwich Road. City of Wichita water lines are also available to the site along both Harry and Greenwich. As indicated by the sketch plat, there is an existing building on the site, which apparently must be using an on-site sewer system. This site is within the Four Mile Creek Service Area with the nearest existing sewer lines being either a 1/4 of a mile to the west in an existing residential addition or an interceptor approximately 1/8 of a mile to the north.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, the applicant shall request annexation to Wichita. If this plat is to be completed prior to this annexation, then both City and County approval will be required. If annexed prior to being submitted for City Council review, only City review will be needed and the plat's text, title, etc., should be shown accordingly.
- B. City Engineering needs to indicate if any specific guarantees or requirements are needed from this plat for the use of City Water.
- C. Even when annexed into the City, this site would apparently use the County's Four-Mile Sewer System. County Engineering therefore needs to indicate if this site is presently in reasonable distance of a sewer line and if consequently, a guarantee shall be required. As a commercial use, municipal facilities should be required. As indicated by the sketch plat; however, an existing use apparently is using on-site facilities.

If access to the County sewer system is not presently available, both County Engineering and the Health Department need to indicate if temporary on-site facilities would be acceptable and what guarantees for future connection to the County system should be required.

- D. If 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. The applicant is advised that because of this site's size such approval will have to be for a septic system.

November 24, 1993

Page 3

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

- F. For plats located at the intersections of arterials and having frontages of 130 feet or more, the Subdivision Regulations indicate that 100 feet of complete access control should be established back from the plat's corner located at the arterial streets intersection. For this site, however, two driveways already exist just over 40-feet from this plat's northwest corner. Traffic Engineering needs to indicate the amount of complete access control that should be granted for this site's frontages to Harry and Greenwich.

As appropriate, the final plat tracing, both on the face of the plat and within the plat's text, shall reference such complete access control. If necessary, the applicant shall guarantee the closure of any driveway located in such areas of complete access controls.

- G. Traffic Engineering also needs to indicate if this plat should be responsible for any traffic improvements.

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

- I. Prior to this plat being scheduled for City Council or County Commission review, the applicant shall submit a letter indicating that the structures and signs located in street right-of-way have been removed.

- J. The final plat tracing shall indicate the platting of the 35-foot building setback from Greenwich through the existing building which encroaches into the setback area. The permit-issuing agency has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

- K. The final plat tracing shall amend the plat's text to indicate the access openings are to be approved by the appropriate Engineer rather than governing body.

- L. On the final plat tracing, the referenced tie point, to the Northwest Corner Northwest 1/4 Section 34-27-2E, shall be shown in larger print. The size now being used is below the size allowed by the Register of Deeds and is

too small for microfilming.

- M. Prior to releasing this plat for recording, the applicant shall submit proof that all applicable, 1993 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from County 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.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-87 -- RALPH REED ADDITION

OWNER/APPLICANT: Lois June Reed, 2456 N. Woodlawn, Wichita, KS 67207; Dr. A.J. Reed, 2456 N. Woodlawn, Suite #1, Wichita, KS 67220

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

LOCATION: Southeast corner of Harry and Greenwich

SITE SIZE: .77 Acres

NUMBER OF LOTS

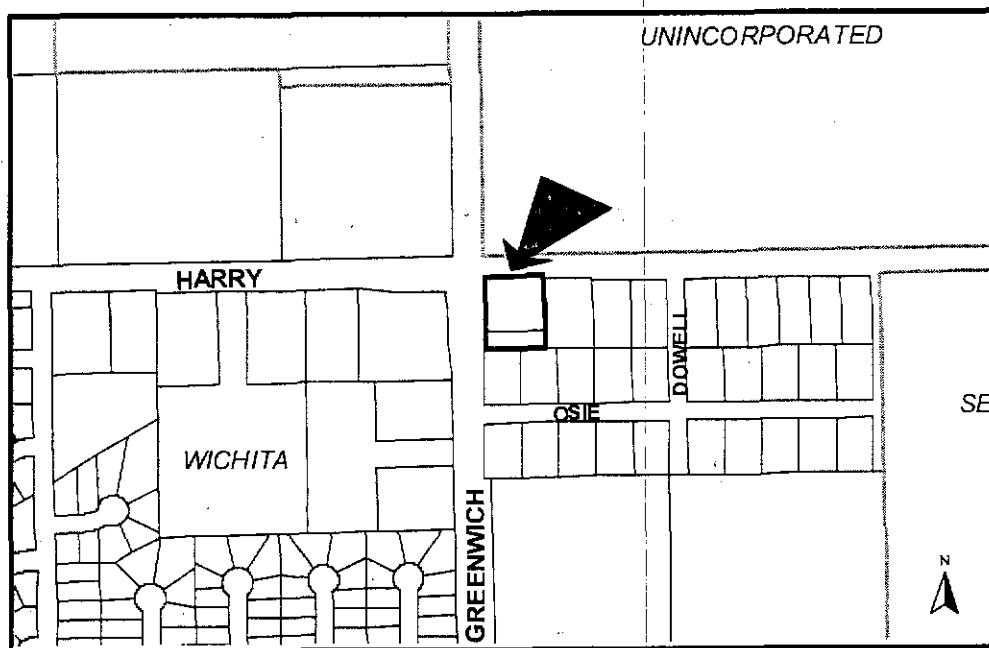
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 33,325 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Harry and one opening along Greenwich; in addition to a temporary opening along Greenwich. *The opening along Harry shall be along the east property line. The permanent opening along Greenwich shall be located along the south property line. Both permanent openings shall permit cross-lot access for the benefit of the abutting properties, if and when said properties are developed for non-residential uses. A restrictive covenant or agreement shall be provided addressing this condition.*
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The plat's text shall be revised to reference the contingent right-of-way being effective also upon the City determination of a need for the right-of-way for any street-related purposes.
- G. 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.
- H. 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.
- 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. (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.)
- 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. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

SUB 2003-87 -- One-Step Final Plat of RALPH REED ADDITION
August 14, 2003 - Page 3

- L. 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.
- M. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

Closure

CLOSURE - RALPH REED ADDITION

| | | | |
|--------------|------------------|---------|-----------|
| PT 01 | North: 5955.3919 | East : | 7209.0649 |
| Line Course: | N 00-04-59 W | Length: | 25.2000 |
| PT 02 | North: 5980.5918 | East : | 7209.0284 |
| Line Course: | S 89-38-19 W | Length: | 9.5200 |
| PT 03 | North: 5980.5318 | East : | 7199.5085 |
| Line Course: | N 00-03-07 E | Length: | 38.0900 |
| PT 04 | North: 6018.6218 | East : | 7199.5431 |
| Line Course: | S 89-57-24 E | Length: | 9.5200 |
| PT 05 | North: 6018.6146 | East : | 7209.0631 |
| Line Course: | N 00-00-00 E | Length: | 109.8800 |
| PT 06 | North: 6128.4946 | East : | 7209.0631 |
| Line Course: | N 45-00-08 E | Length: | 35.3500 |
| PT 07 | North: 6153.4898 | East : | 7234.0603 |
| Line Course: | S 89-59-45 E | Length: | 142.9700 |
| PT 08 | North: 6153.4794 | East : | 7377.0303 |
| Line Course: | S 00-00-55 E | Length: | 198.2000 |
| PT 09 | North: 5955.2794 | East : | 7377.0831 |
| Line Course: | N 89-57-33 W | Length: | 168.0200 |
| PT 01 | North: 5955.3992 | East : | 7209.0632 |