

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10.

July 9, 1998

STAFF REPORT

(Revised One-Step Final Plat, Final Plat Approved 4/3/97)

CASE NUMBER: S/D 97-24 - W.B.A. ADDITION

OWNER/APPLICANT: Wichita, Buddhist Association,
4653 Arkansas Ave., Wichita, KS 67204

SURVEYOR/ENGINEER: Armstrong Land Survey, 250 Mathewson,
Wichita, KS 67214

LOCATION: South of Pawnee, East side of Greenwich

SITE SIZE: 14.7 acres

NUMBER OF LOTS

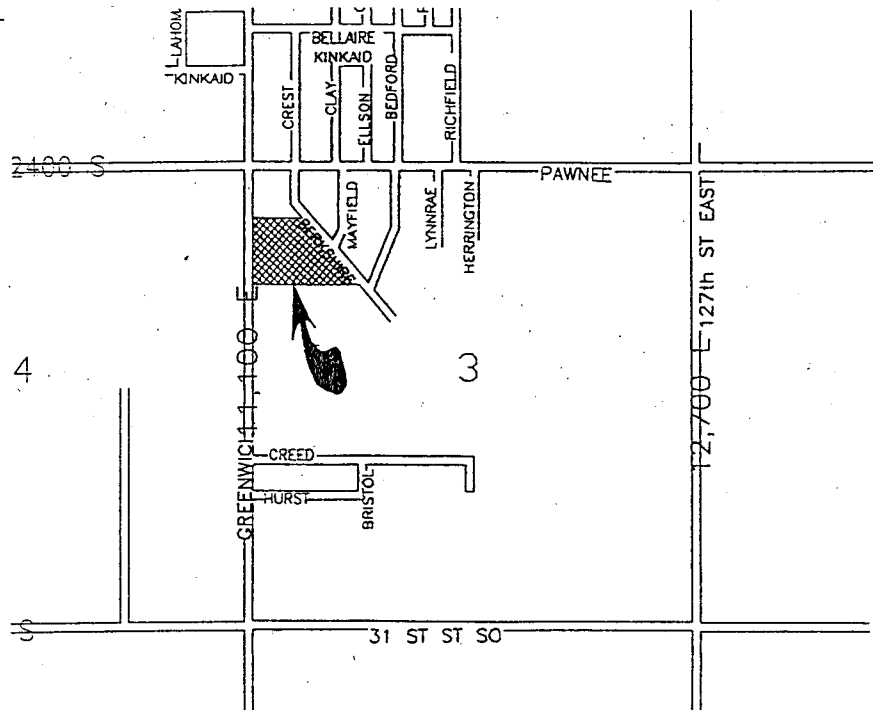
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial (Portion of Lot 1)

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita City limits. This site is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. The northern 60 feet of Lot 1 is zoned LC, Limited Commercial. The site was approved as a one-lot plat in April of 1997. The applicant has resubmitted the plat with a revised configuration of two lots.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The plat denotes two access openings along Greenwich. **Traffic Engineering** needs to comment on the acceptability of these access controls.
- F. The final plat tracing shall denote the distance of the plat from the section corner tie point.
- G. A restrictive covenant shall be submitted limiting the uses of Lot 1 to those permitted under the SF-20, Single-Family Residential district.
- H. 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.
- I. 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.
- J. The final plat tracing shall indicate the recording information for the pipeline

easement.

- K. The applicant needs to revise the legal description to accurately portray the land being platted. The distance denoted on the drawing for the south line of the plat is not identical to that listed in the plattor's text.
- L. Since this plat is located within three miles of the City of Wichita, the City Council signature block needs to be added.
- M. On the final plat tracing, the MAPC signature block needs to be revised to indicate Richard E. Lopez as Chairman.
- N. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- O. On the final plat tracing, the "R" and "CM" abbreviations for distance shall be explained in a legend located near the north arrow.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

April 3, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-24 - WICHITA BUDDHIST ASSOCIATION ADDITION

OWNER/APPLICANT: Wichita Buddhist Association, 4653 Arkansas Avenue, Wichita, KS 67204

SURVEYOR/ENGINEER: Donald C. Armstrong, Armstrong Land Survey, P.A., 250 N. Mathewson, Wichita, KS 67214

LOCATION: South of Pawnee and east of Greenwich Road.

SITE SIZE: 14 Acres

NUMBER OF LOTS

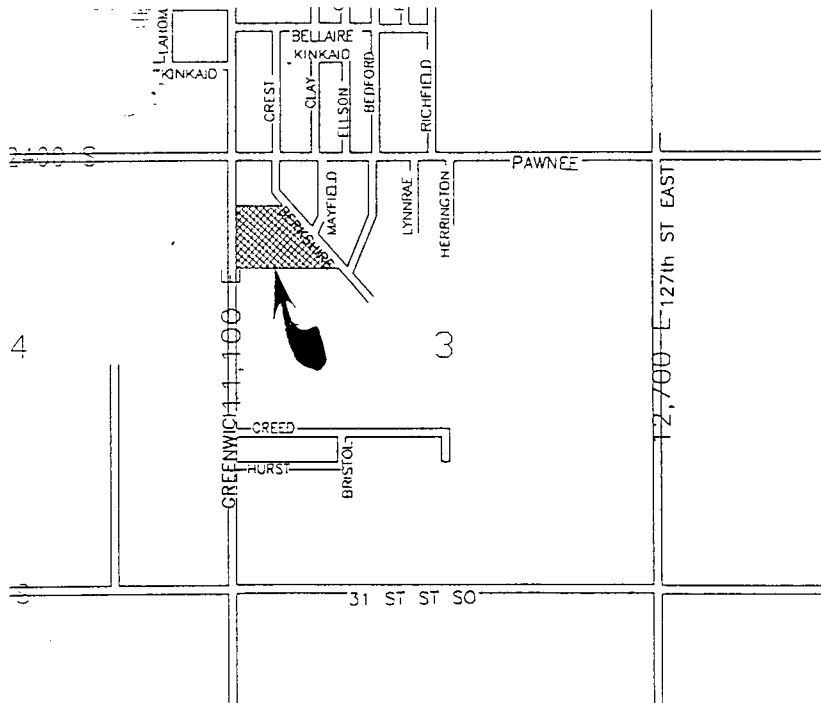
Residential:	1 (portion also has "LC" zoning)
Office:	
Commercial:	
Industrial:	==
Total:	1

MINIMUM LOT AREA: 14 Acres

CURRENT ZONING: "SF-20" and "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Zoning on this plat will be split between "LC" on approximately the northern 30-feet, with the remainder being "SF-20" zoning. City water should be available in Pawnee with petitions having been acquired for extending water down Greenwich when the property to the north platted (The Sheiling and Glencoe) and the property to the south platted (Lao). Sanitary sewer is also available in this area through the County's Four Mile Creek system.

STAFF COMMENTS:

- A. City Engineering needs to indicate the status of municipal water in this area. Specifically, with a guarantee from this site, can municipal water be provided. If municipal water is guaranteed at this time or for a future extension, Engineering also needs to indicate if an outside-the-City water agreement is required.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording. As appropriate, both a City and County petition shall be provided.
- E. The applicant shall submit a copy of the instrument which establishes the Conoco Pipe Line Company Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- F. The final plat shall indicate the recording information for the Conoco Pipe Line Company easement on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. As noted in the plat binder, an easement to the "Wichita Natural Company" may be located on this site. For the final plat tracing, this easement shall either be shown with the name and recording information of the easement depicted or proof shall be provided indicating the easement is off-site or has been released.
- I. Also, the plat binder indicates that a mortgage is being held on this site by the Sunflower Bank. This party shall be shown as a signatory in the final plat tracing or proof provided that the mortgage has been released.
- J. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as chairman.

- K. On the final plat tracing, the "R" and "CM" abbreviations for distances, shall be explained in a legend located below or near the north arrow.
- 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- R. The representatives 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.