

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

August 8, 1991

STAFF REPORT

(Final Plat, Preliminary Plat Approved 7/11/91)

CASE NUMBER: S/D 91-32 - EAST SIDE BAPTIST CHURCH ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, 2035
Rosalie, Wichita, KS 67207

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67207

LOCATION: North side of Central - 1/2 mile west of 159th
St. East.

SITE SIZE: 10 Acres

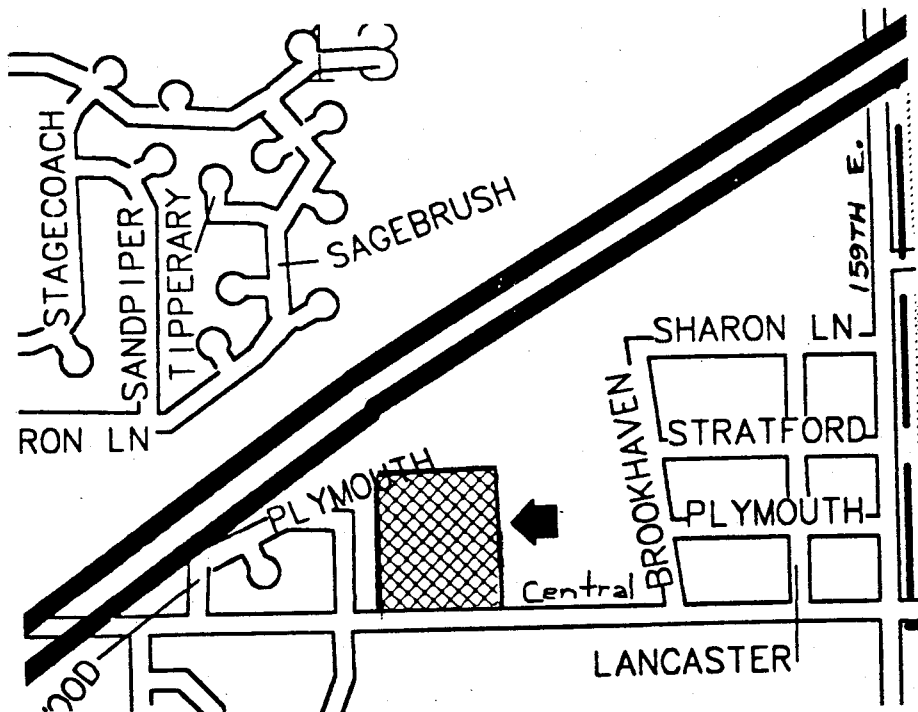
NUMBER OF LOTS

Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 435,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site is presently outside the City of Wichita.

STAFF COMMENTS:

- A. This site is within the Four Mile Creek area and apparently has access to sanitary sewer. However, an existing sewer line to the west of this site is also present. Prior to submitting the final plat, the applicant was to meet with County Engineering to determine how sanitary sewer will be provided to the site. A sanitary sewer layout plan was also to be submitted to County Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property will utilize a City of Wichita water supply line in Central, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. 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.
- F. 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.
- G. The applicant's surveyor has indicated that a preliminary sketch has been prepared which shows future plans for residential development in the area surrounding this site and that development will provide needed public access for the area rather than requiring this plat to dedicate right-of-way for such future public access. The applicant shall submit a copy of sketch for this plat's file.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also indicate any requirements for the extension of sanitary sewer to this site.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7
July 11, 1991

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 91-32 - EAST SIDE BAPTIST CHURCH ADDITION

OWNER/APPLICANT: East Side Baptist Church of Wichita, 2035
Rosalie, Wichita, KS 67207

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67207

LOCATION: North side of Central - 1/2 mile west of 159th
St. East.

SITE SIZE: 10 Acres

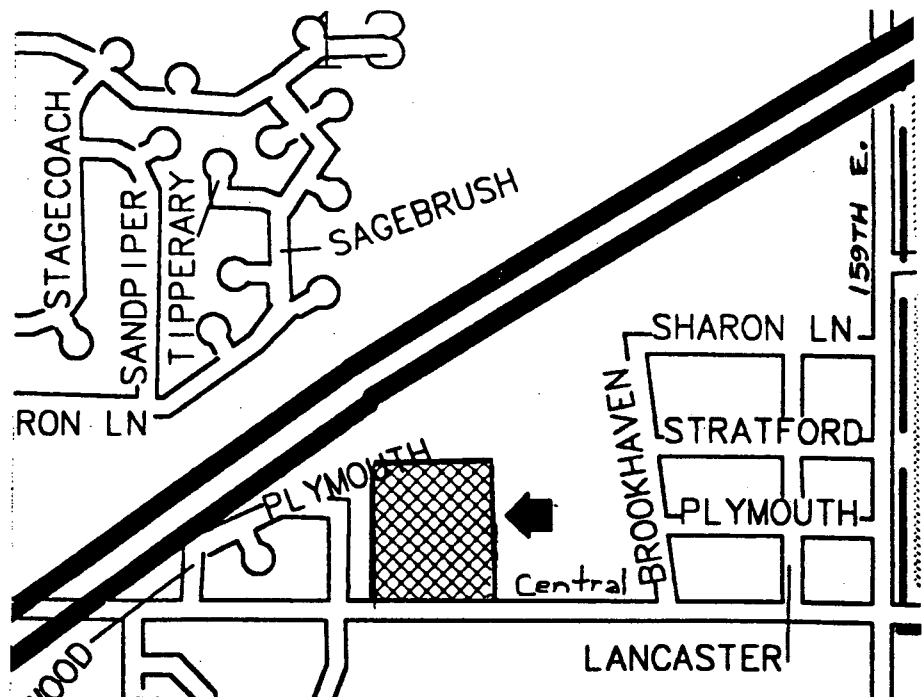
NUMBER OF LOTS

Residential:	1 (Church)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 435,600 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



NOTE: This site is presently outside the City of Wichita.

STAFF COMMENTS:

- A. This site is within the Four Mile Creek area and apparently has access to sanitary sewer. County Engineering will need to indicate if Four Mile Creek can be utilized due to poor ground sloping in the area of if other provisions will need to be made to provide sewer.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall show the dedication of "access control except for two (2) openings" along Central and the platator's text shall reference the dedication.
- E. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- F. If required for this site, minimum building pad elevations shall be indicated both on the face of the plat and referenced in the platator's text. Both on-site and off-site bench marks shall be shown. It shall also be indicated if the minimum elevation involves the lowest floor or opening elevation.
- G. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. 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.
- 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.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. County Engineering needs to comment on the appropriate number of openings onto Central.

- M. The final plat should more clearly show the 50 foot of half street right-of-way for Central.
- N. On the final plat, the applicant will need to dedicate 35 feet of half street right-of-way along the east line of this plat to provide for future development and access to the north of this plat. A 25 foot building setback will need to be platted along the street being dedicated. The final plat shall reference, in the plat's text, the dedication of the street to and for the use of the public.
- O. County Engineering needs to indicate if a half street of right-of-way will need to be dedicated along the east line of this plat to provide for future development and access to the north of this plat.