

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

May 2, 1991

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/4/91)

CASE NUMBER: S/D 91-19 - WILLARD PARKER'S FIRST ADDITION

OWNER/APPLICANT: Willard Parker, RR 1, Clearwater, KS 67026

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1025 E. Waterman, Suite 6, Wichita, KS 67211

LOCATION: Southeast corner of 103rd St. South and 119th St. West.

SITE SIZE: 21 Acres

NUMBER OF LOTS

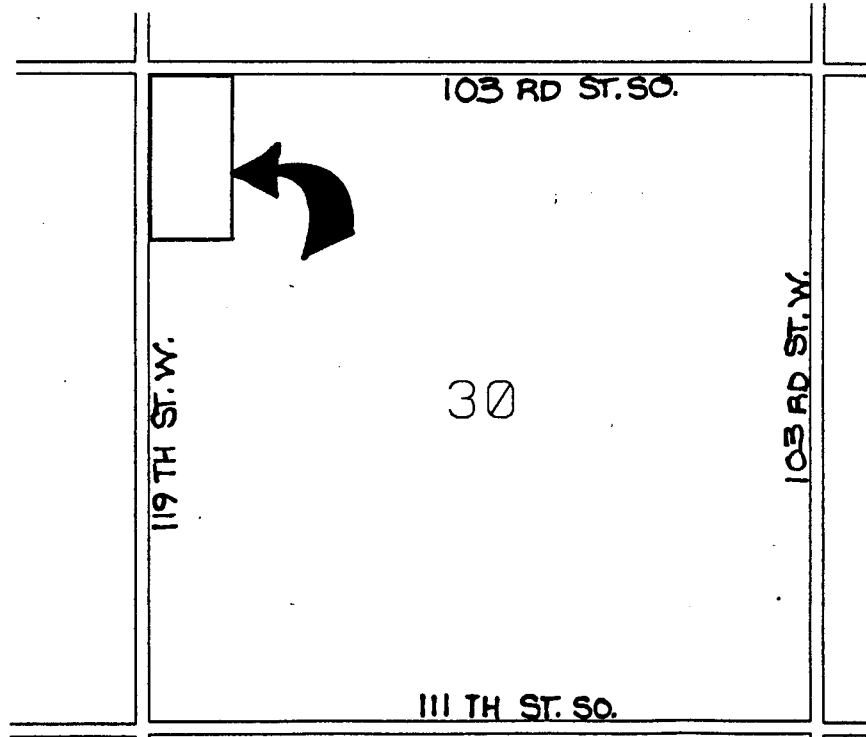
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0625)

VICINITY MAP:



NOTE: A zone change from "R" rural residential to "E" light industrial zoning was approved by the MAPC 2/28/91 and by the County Commission on 3/27/91. This site is just east of Clearwater.

STAFF COMMENTS:

- A. This site shall guarantee the extension of municipal water to all the lots being platted. Since the existing water line available to serve this site is a Clearwater facility, a letter shall be submitted to Planning from the City of Clearwater indicating that an appropriate guarantee has been provided.
- B. Since this site is being planned for industrial development, adjacent streets are required to be paved. The applicant shall therefore submit a guarantee to pave 119th Street. This guarantee shall be to standards required by County Engineering.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Since 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.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant's rezoning request was for the north 1320 feet of the west 660 feet of this section. This plat covers the north 1370 feet of the west 723.71 feet. This additional property was required in order for all lots to meet the 5-acre requirement for lagoons. This additional property is, however, still zoned R-1 and any intention to use this area for "E" Light Industrial uses, will require rezoning.
- G. On the final plat, complete access control shall be indicated for a distance of at least 100 feet across the northwest corner of Lot 1 to 119th Street. Further, the preliminary plat was approved with one opening per lot to 119th Street. County Engineering needs to indicate if the two openings shown on this final is acceptable.
- H. Since minimum building pad elevations are required for this site, they shall be shown on the face (below the north arrow) of the plat and also referenced in the plat's text. It shall be indicated if these elevations involve the lowest floor or opening level and the location and elevation of permanent on-site and off-site benchmarks shall be indicated on the face of the plat.

- I. On the final plat tracing, since access is being provided to 119th Street West, the word "complete" shall be deleted from the face of the plat.
- J. In order to better locate the floodway on Lot 4, dimensions shall be indicated from the lot corners to where the floodway crosses the east and west lines of the lot.
- K. The legal description on the plat involves a greater area than is being shown in the title (platting) binder. The applicant will need to submit an amended binder showing that the applicant owns all of the property being platted.
- L. The applicant shall submit with the final plat tracing a copy of the oil and gas lease noted in the title binder.
- M. The final plat tracing cannot be released for recording until proof is provided that the 2nd half of 1990's property taxes have been paid.
- N. The MAPC's signature block shall be amended by deleting "Acting" from the chairman's signature block.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if a restrictive covenant for maintenance of the floodway should be required.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

April 4, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-19 - WILLARD PARKER'S FIRST ADDITION

OWNER/APPLICANT: Willard Parker, RR 1, Clearwater, KS 67026

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1025 E. Waterman, Suite 6, Wichita, KS 67211

LOCATION: Southeast corner of 103rd St. South and 119th St. West.

SITE SIZE: 20 Acres

NUMBER OF LOTS

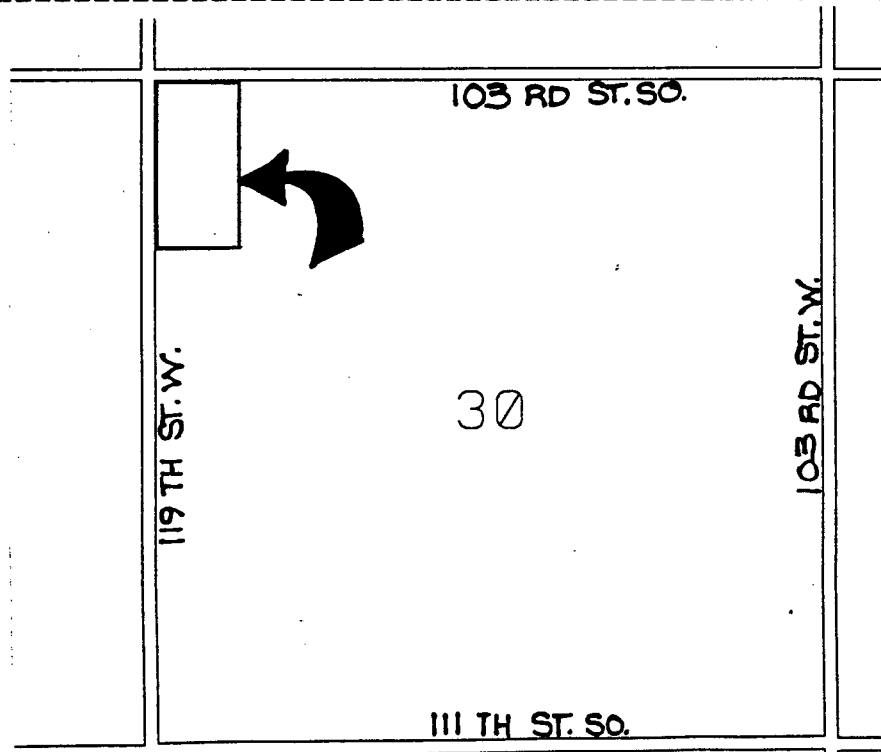
- Residential:
- Office:
- Commercial:
- Industrial: 4
- Total: 4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "E" Light Industrial (SCZ-0625)

VICINITY MAP:



NOTE: A zone change from "R" rural residential to "E" light industrial zoning was approved by the MAPC 2/28/91 and by the County Commissioner on 3/27/91. This site is just east of Clearwater.

STAFF COMMENTS:

- A. This site shall guarantee the extension of municipal water to all the lots being platted. Since the existing water line available to serve this site is a Clearwater facility, a letter shall be submitted to Planning from the City of Clearwater indicating that an appropriate guarantee has been provided.
- B. Since this site is being planned for industrial development, adjacent streets are required to be paved. The applicant shall therefore submit a guarantee to pave 119th Street. This guarantee shall be to standards required by County Engineering.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Since 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.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since the intersecting streets are both mile line arterials, and 103rd S. is an FAS route, the following street right-of-way requirements shall be provided.
 - 1. 50-feet of half street right-of-way shall be dedicated for 119th St. West.
 - 2. 60-feet of half street right-of-way shall be dedicated for 103rd St. South.
 - 3. Major intersection right-of-way shall be dedicated with 75-feet of half street right-of-way being dedicated for both streets for a distance of 250 feet from the intersection of the street center lines. Over the next 100-feet the right-of-way shall taper to the 50-feet required for 119th St. West and the 60-feet required for 103rd St. South.
- G. The applicant's rezoning request was for the north 1320 feet of the west 660 feet of this section. This plat covers the north 1370 feet of the west 710 feet. The dedication of additional right-of-way will decrease the 5 acre minimum lot size required

for sewage lagoons and the total area to under 20 acres. The applicant will need to either plat only three lots or increase the site size by adding property in from his ownership of adjacent lots. The applicant should be advised the portion of site to the east and south were not included in the rezoning as well, any additional land added to this site will also be zoned R-1. Any intention to use this area for "E" Light Industrial, will need to be rezoned.

- H. On the final plat, complete access control shall be indicated for a distance of at least 100 feet across the northwest corner of Lot 1 to both 119th and 103rd Streets. Further, for each lot, access control except for one opening shall be dedicated to 119th Street and no more than two openings to 103rd Street. These access controls shall be indicated on both the face of the plat and in the plat's text.
- I. On the final plat, a building setback of 35-feet shall be indicated from the adjacent streets.
- J. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language.
- K. If minimum building pad elevations are required for this site, they shall be shown on the face of the plat and also referenced in the plat's text. It shall be indicated if these elevations involve the lowest floor or opening level and the location and elevation of permanent on-site and off-site benchmarks shall be indicated on the face of the plat.
- L. On the final plat, the street number of 119th St. West shall be indicated and the street's center line labeled.
- M. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- 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. 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 concept. Engineering also needs to indicate if minimum building pad elevations are needed for this site, if the floodway boundary is acceptable and if a covenant is needed concerning the maintenance of the floodway.