

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
AGENDA

JULY 16, 1992

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on Thursday, July 16, 1992, in the Tenth Floor Conference Room, 455 N. Main, Wichita, Kansas, beginning at 1:30 p.m.

The following items will be considered:

1. Consideration of Subdivision Committee Recommendations from their meeting of July 9, 1992. MILES, MINER, NESTLEROAD, POLCZINSKI and WINKLER were present.

All votes were unanimous. (Copies of their recommendations furnished to the Planning Commission.)

NOTE: ITEMS 1-1 THROUGH 1-5 MAY BE TAKEN IN ONE MOTION, UNLESS THERE ARE QUESTIONS OR COMMENTS.

- 1-1. V-1774 - Request to vacate a portion of a platted drainage easement legally described as:

From the front corner common to Lots 15 and 16 in said Block D; thence southeasterly, on the westerly line of said Lot 16, on an assumed bearing of south 30°00'19" east, a distance of 36.95 feet; thence north 59°59'41" east, a distance of 10 feet to a point on the easterly line of said 10-foot drainage easement, said point being the POINT OF BEGINNING; thence south 51°32'18" west, a distance of 3.70 feet; thence south 38°27'42" east, a distance of 24.89 feet to a point on the easterly line of said 10-foot drainage easement; thence on said easterly line north 30°00'19" west, a distance of 25.16 feet to the POINT OF BEGINNING.

Generally located west of Oliver and south of Norwood (North of 29th Street North).

-
- 1-2. V-1775 - Request to vacate a portion of a platted building setback legally described as:

That portion of a platted building setback described as the east 22 feet of the west 29.4 feet of the north 1 foot of the south 25 feet of Lot 14, Block 3, Towne Parc Addition, Wichita, Kansas.

Generally located south of Pawnee and west of Webb.

- 1-3. S/D 92-24 Final Plat of SOCORA VILLAGE ADDITION, located south of 17th Street North between Tyler and Woodchuck.

Engineer: Professional Engineering Consultants
Acreage: 50.9 Acres
Total Lots 203

- 1-4. S/D 92-29 - Final Plat LEO'S FIRST ADDITION, located north of 69th Street North and west of Hillside.

Engineer: Mid-Kansas Engineering Consultants, Inc.
Acreage: 5.0 Acres
Total Lots: 1

- 1-5. D-1663 - Mary E. Skipworth, etal dedicates complete access control to 13th Street North across the south line of:

Reserve, except the northeasterly 76 feet thereof, and except the southerly 30 feet thereof, Hankins Addition to Wichita, Kansas.

13th Street North in an area east of McLean.

ZONING:

2. Case No. Z-3057
Request: "AA" to "E"
Location: North of the intersection of 37th St. North and Armstrong.

NOTE: This case was deferred from the June 18 MAPC meeting.

3. Case No. Z-3059
Request: "AA" to "A"
Location: North and west of the intersection of Pawnee Avenue and Lark Lane.
-

4. Case No. Z-3060
Request: "A" to "B"
Location: South of Lincoln and east of Clifton (3700 E. Lincoln)

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
March 22, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-74 - COMOTARA POWER CENTER ADDITION

OWNER/APPLICANT: Northrock Realty Partners, 575 Fourth
Financial Center, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering
Consultants

LOCATION: Rock Road and 36th Street North

SITE SIZE: 36.46 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial: 3
Industrial:
Total: 3

MINIMUM LOT AREA: 40,800 sq. ft.

CURRENT ZONING: "BB" Office District & "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat is within the Comotara Power Center Commercial Community Unit plan (DP-195). Approximately the southern third of this site is zoned "LC" Light Commercial with a zone change from "BB" Office District to "LC" being approved for the remainder of the site, subject to being platted by February 27, 1992 (Z-2979).
- A. City Engineering should be prepared to indicate if existing petitions for this area can or need to be amended or if new petitions should be required for this replat of a portion of the Killarney Plaza Addition. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects.
- B. As required by the C.U.P., the applicant shall guarantee:
1. A ten (10) foot decel lane, 300' in length with a 175' taper along Rock Road and north of both of the two major entrances.
 2. A ten (10) foot decel lane from the south major entrance on Rock Road to the proposed K-96 right-of-way and the installation of traffic signalization at the south major entrance on Rock Road when conditions meet the warrants set out in section 4.C of the manual on uniform traffic control devices published by the federal highway administration and on file in the office of the City Traffic Engineer.
 3. The construction of those portions of the major entrances within public right-of-way.
- C. The applicant shall guarantee the abandonment or relocation of public utilities made necessary by this plat; this including the waterline in 34th Street right-of-way being vacated and relocation of sanitary sewer just south of 36th Street North.
- D. The applicant shall either submit an application for the vacation of 34th Street North from west of this plat to where it intersects Inwood or an area for a cul-de-sac shall be dedicated along the west side of this plat and a guarantee provided for its construction.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, access controls for Lot 3, to Rock Road, shall be as depicted in the C.U.P. That is, a 30-foot opening is to be shown at approximately the center of Lot 3 along Rock Road, with complete access control either side.

- G. On the final plat, setbacks on Lots 1, 2 and along the south line of Lot 1 shall be as shown in this preliminary plat. However, since the setbacks on Lot 2's east and north line, and between lots in the same ownership can vary due to conditions, setbacks should not be platted but rather a note placed on the face of the plat and a reference in the plat's text made that additional setback requirements are per C.U.P. DP-195 on file with the Metropolitan Area Planning Department.
- H. As indicated by the preliminary plat, an off site drainage easement shall be provided. This easement shall be reviewed by City Engineering and submitted for recording with the final plat tracing.
- I. Since this plat involves the platting of a floodway, the plat-tor's text on the final plat shall reference the standard floodway language.
- J. If required, the final plat shall reference minimum building pad elevations in both Mean Sea Level as well as City Datum. It shall be indicated if these elevations involve the minimum floor or opening elevation. The face of the plat shall also reference the location and elevation of permanent on site and off site benchmarks. Section 5-402(N).
- K. On the final plat the recording information for the dedication of K-96 Expressway adjacent to this plat shall be indicated.
- L. The applicant shall provide proof, by letter from the Cooperative Pipeline Co. or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- M. The applicant is advised that general provision 10 of the associated Community Unit Plan requires fire lanes around main structures and that approval of a site plan by the Fire Chief or Department's representative will be required during building permit review.
- N. This plat indicates several locations where a wall easement and possibly a masonry wall cross an existing sanitary sewer easement. City Engineering shall approve the type of construction allowed at such locations, and if necessary a hold harmless agreement may be required. This approval shall be obtained prior to the plat being scheduled for City Council review.
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering should also be prepared to comment on the guarantees required for this replat, the floodway boundary and minimum building pad requirements.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

June 11, 1992

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/22/90)

CASE NUMBER: S/D 89-74 - COMOTARA POWER CENTER ADDITION

OWNER/APPLICANT: Northrock Realty Partners, 575 Fourth
Financial Center, Wichita, KS 67202

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering
Consultants

LOCATION: Northwest corner of K-96 and Rock Road

SITE SIZE: 45.27 Acres

NUMBER OF LOTS

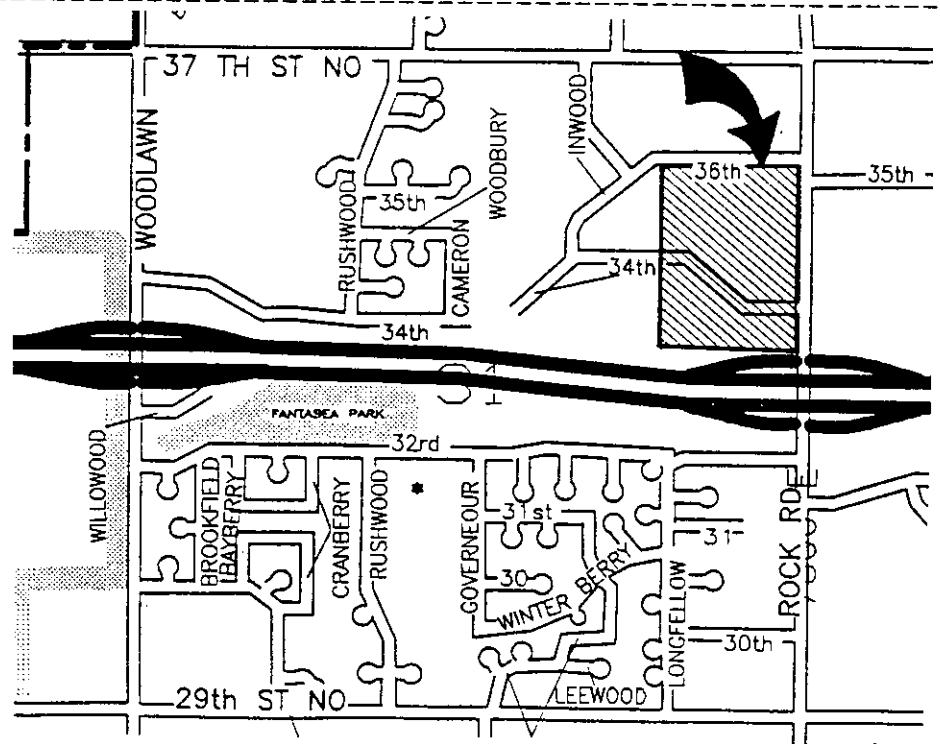
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 50,000 sq. ft.

CURRENT ZONING: "BB" Office District & "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial (Z-2979 and Z-2996)

VICINITY MAP:



STAFF COMMENTS:

Note: A preliminary plat for this site was approved by the Subdivision Committee on March 22, 1990. That plat, however, involved a 3-lot addition of 36.46 acres while this final has been expanded to 5-lots and 45.27 acres. The additional acreage involves expansion of the plat westward which also now encompasses an additional area involved in a zone change to "LC" light-commercial zoning (Z-2996). A second zone change (Z-2979) is also pending for much of the northern 2/3rds of this plat. Platting time extensions have been granted which now require the site to be platted by February 27, 1994. A CUP, the Comotara Power Center Commercial Community Unit Plan (DP-195) was also recently amended to include the additional area now being platted.

- A. Existing petitions for this area need to be amended or new petitions should be required for this replat of a portion of the Killarney Plaza Addition. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. New petitions for drainage may be required and costs for the abandonment of 34th Street's improvement will need to be paid off. City Engineering needs to indicate if this expanded final plat requires any additional guarantees.
- B. As required by the C.U.P., the applicant shall guarantee:
1. A ten (10) foot decel lane, 300' in length with a 175' taper along Rock Road and north of both of the two major entrances.
 2. A ten (10) foot decel lane from the south major entrance on Rock Road to the proposed K-96 right-of-way and the installation of traffic signalization at the south major entrance on Rock Road when conditions meet the warrants set out in section 4.C of the manual on uniform traffic control devices published by the federal highway administration and on file in the office of the City Traffic Engineer.
 3. The construction of those portions of the major entrances within public right-of-way.
- C. The applicant shall guarantee the abandonment or relocation of public utilities made necessary by this plat; this including the waterline in 34th Street right-of-way being vacated and relocation of sanitary sewer. Originally, the preliminary plat indicated sewer just south of 36th Street, was to be relocated. This expanded final also indicates sewer in the southwest portion of the site is being abandoned. If these utilities are not going to be abandoned at this time the final plat shall indicate public easements to cover these facilities.

- D. The applicant shall either submit an application for the vacation of 34th Street North from west of this plat to where it intersects Inwood or an area for a cul-de-sac shall be dedicated along the west side of this plat and a guarantee provided for its construction.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. In regard to access controls, the final plat tracing shall indicate the following:
1. Within the legend, the abbreviation C.A.C. shall be defined; i.e., Complete Access Control.
 2. The word "complete" shall be deleted for the area along 36th Street North where access control except for 3 openings is being allowed.
 3. For Lot 5, across the north 100 feet, the access control, shall be labeled as, "Access Control Except for One (1) Opening".
 4. Since Lots 3 and 4 have no direct access to a public street, but are dependent upon a cross-lot access agreement, this agreement needs to be submitted to Planning for review and upon approval needs to be recorded by the applicant so that the recording information and existence of this agreement may be noted on the final plat tracing.
- G. On the final plat since the CUP allows setbacks to vary both by the size of building and between lots if under the same ownership, setbacks should not be platted but rather the note on the face of the plat and a reference in the platting text should indicate that "additional setback requirements are per C.U.P. DP-195 on file with the Metropolitan Area Planning Department."
- H. As was indicated by the preliminary plat, an off site drainage easement was to be provided. This easement, if still required, shall be reviewed by City Engineering and submitted for recording with the final plat tracing.
- I. On the final plat tracing, the recording information for the dedication of K-96 Expressway adjacent to this plat shall be indicated.
- J. On the final plat tracing, the recording information for the Coop pipeline easement and setback effecting this site shall be noted. According to the platting binder, a "Farmland Industries" pipeline is shown as effecting the plat. The applicant shall verify if this pipeline is the same as the Coop pipeline or that if it is a different pipeline that it or any

associated setbacks do not encumber the plat. If the plat is in any way encumbered by this pipeline, the final plat tracing shall also show this pipeline and the appropriate recording information.

The applicant shall provide proof by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirement from the pipeline by researching the text of the pipeline easement agreement.

- K. The applicant is advised that general provision 10 of the associated Community Unit Plan requires fire lanes around main structures and that approval of a site plan by the Fire Chief or Department's representative will be required during building permit review.
- L. This plat indicates several locations where a wall easement and possibly a masonry wall will cross sanitary sewer or drainage easements. City Engineering shall approve the type of construction allowed at such locations, and if necessary a Hold Harmless Agreement may be required. The plat's text shall specifically note that any wall construction across such easements shall be approved by City Engineering.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, when the preliminary plat was reviewed, the possible need for a floodway was indicated. No such floodway is now being indicated. City Engineering needs to verify if any floodway requirements still exist for this site.