

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

August 19, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-49 CHRIST COMMUNITY CHURCH ADDITION

OWNER/APPLICANT: Attn: Rev. Gordon Smith, Christ Community Church
United Methodist - Suite 130, 9440 E. Boston, Wichita,
KS 67207

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

LOCATION: North of Pawnee and east of Webb

SITE SIZE: 25.0 Acres

NUMBER OF LOTS

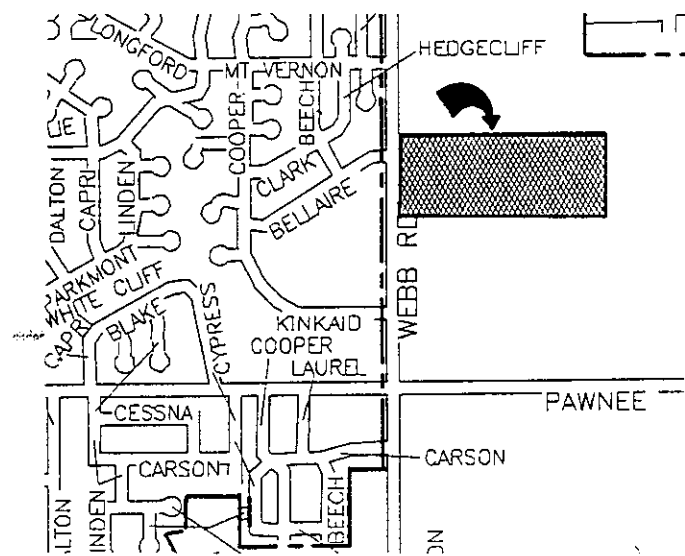
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 660 sq. ft.

CURRENT ZONING: R-1

No S.S. or S.W.S.

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to indicate if a petition for the future extension of water across this property's frontage to Webb Road should be required.
- 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.
- E. On the final plat access control except for two (2) openings shall be indicated from this site to Webb Road. This access control shall be indicated on the face of the plat and also within the plat's text.
- F. The applicant shall submit a copy of the instruments which establishes the Williams Pipeline Company and Beech Aircraft Corp. easements on this property. The applicant's agent shall determine any setback requirements from the pipeline 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.
- G. For the pipelines easements on this property, the final plat shall include in the labeling of the easements the name of the company benefiting from the easement agreements.
- H. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- I. In order to establish a platted building setback from Webb Road, the final plat should label the pipeline setback as both a "pipeline and platted" building setback. Any relocation of these pipelines would not therefore be interpreted to eliminate the setback to Webb Road.

- J. Since this plat is within 3-miles of Wichita, approval of this plat will also require Wichita City Council review.
- K. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council and/or County Commission review, the applicant was to request annexation to Wichita. This annexation has been completed.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this site has been annexed to Wichita, County Commission approval is no longer needed and the County Commission signature block shall be deleted.
- G. The applicant shall submit a copy of the instruments which establishes the Williams Pipeline Company and Beech Aircraft Corp. easements on this property. The applicant's agent shall determine any setback requirements from the pipeline 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. The final plat tracing shall indicate the recording information for these easements.
- H. For the pipelines easements on this property, the final plat shall include in the labeling of the easements the name of the company benefiting from the easement agreements.
- I. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- O. The applicant is advised that various State and Federal requirements 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.