

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

April 17, 1997

STAFF REPORT
(One-Step, Preliminary-Final Plat)

CASE NUMBER: S/D 97-27 - BURBANK ADDITION

OWNER/APPLICANT: Diane McNair
15028 West Maple, Wichita, KS 67235; 722-6652

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: Southeast corner of 21st Street North and 167th Street West.

SITE SIZE: 5.1 Acres

NUMBER OF LOTS

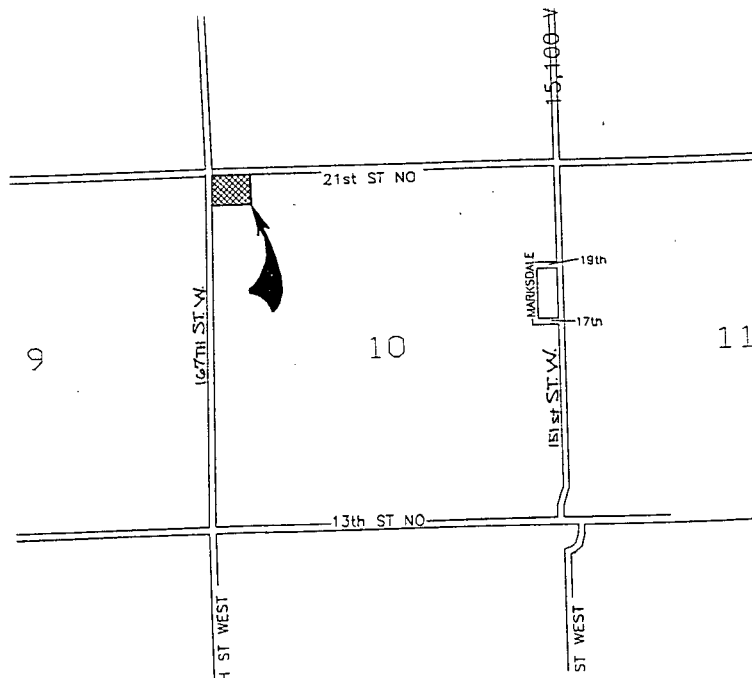
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 375 square feet

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" (SCZ-0722)

VICINITY MAP:



NOTE: Although presently beyond municipal services, this 5.1 acre site was recently approved for "LC" zoning (SCZ-0722).

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. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering needs to indicate if petitions for the future extension of municipal water and sanitary sewer need to be provided at this time.
- D. Although the two (2) adjacent arterial streets are paved, based on the zoning of this site to "LC" and the size of the property, various traffic improvements (accel/decel lanes, left turn lanes, signalization, etc.) may be required. County Engineering therefore needs to identify what improvements need to be provided or guaranteed. A petition for an accel/decel lane should be provided for 21st Street.
- 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 tracing, complete access control shall be shown along 167th Street. Also, on the final plat tracing, the 100-foot dimension for the areas of complete access control shall also be shown on the face of the plat.
- G. A building setback of 100 feet from the right-of-way lines for both 21st Street and 167th Street should be shown.
- H. In the plat binder, two (2) easements are indicated by separate instruments for the benefit of entities not typically considered as users of platted easements. If these easements in any way impact (are located on) this site, such easements shall be shown, labeled and recording information shown. If not on the site, the applicant's agent shall provide documentation showing that easements are off-site.
- 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. (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.)
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat is a one-step plat and, if approved, will be placed on the next MAPC scheduled meeting date.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 8, 1997

STAFF REPORT

(One-Step, Preliminary-Final Plat, Deferred from 4/17/97)

CASE NUMBER: S/D 97-27 - BURBANK ADDITION

OWNER/APPLICANT: Diane McNair
15028 West Maple, Wichita, KS 67235; 722-6652

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: Southeast corner of 21st Street North and 167th Street West.

SITE SIZE: 5.1 Acres

NUMBER OF LOTS

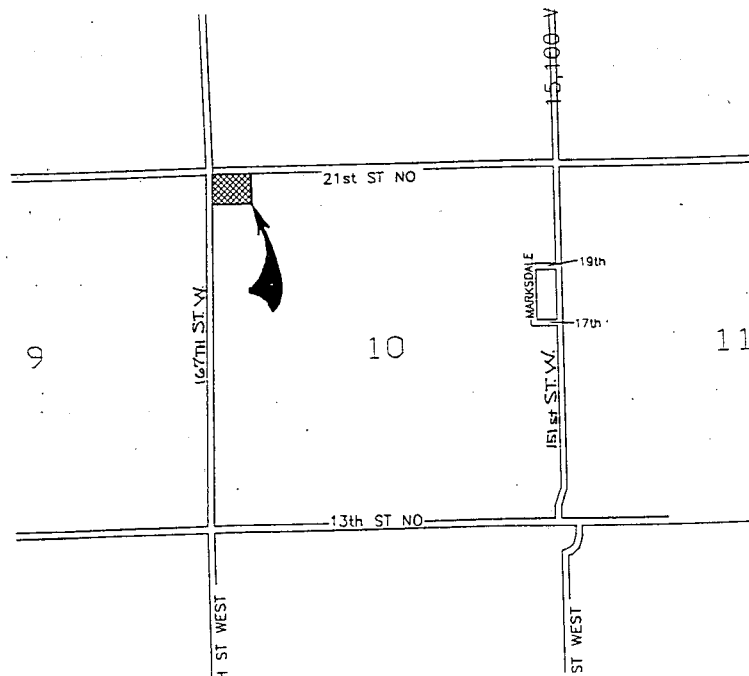
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 375 square feet

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VICINITY MAP:



NOTE: Although presently beyond municipal services, this 5.1 acre site was recently approved for "LC" zoning (SCZ-0722).

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. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering needs to indicate if petitions for the future extension of municipal water and sanitary sewer need to be provided at this time.
- D. Although the two (2) adjacent arterial streets are paved, based on the zoning of this site to "LC" and the size of the property, various traffic improvements (accel/decel lanes, left turn lanes, signalization, etc.) may be required. County Engineering therefore needs to identify what improvements need to be provided or guaranteed. A petition for an accel/decel lane should be provided for 21st Street.
- 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 tracing, text indicating access control, except for one opening subject to the contingency that in the event 167th Street is constructed to an expressway or better standard, the access point would be vacated. Also, on the final plat tracing, the dimension for the areas of access control shall also be shown on the face of the plat.

Access control, except for two (2) openings shall be shown along 21st Street.
- G. A building setback of 100 feet from the right-of-way lines for 167th Street should be shown with 35 feet of setback for 21st Street.
- H. In the plat binder, two (2) easements are indicated by separate instruments for the benefit of entities not typically considered as users of platted easements. If these easements in any way impact (are located on) this site, such easements shall be shown, labeled and recording information shown. If not on the site, the applicant's agent shall provide documentation showing that easements are off-site.
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