

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 10.**

**October 23, 1997**

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 97-79 CENTER FOR HEALTH AND WELLNESS

**OWNER/APPLICANT:** City of Wichita  
Attn. John Philbrick, Director of Property Management,  
455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., 411 N. Webb  
Road, Wichita, KS 67206

**LOCATION:** South side of 21st St. North, West side of Erie Avenue

**SITE SIZE:** 1.0 acres

**NUMBER OF LOTS**

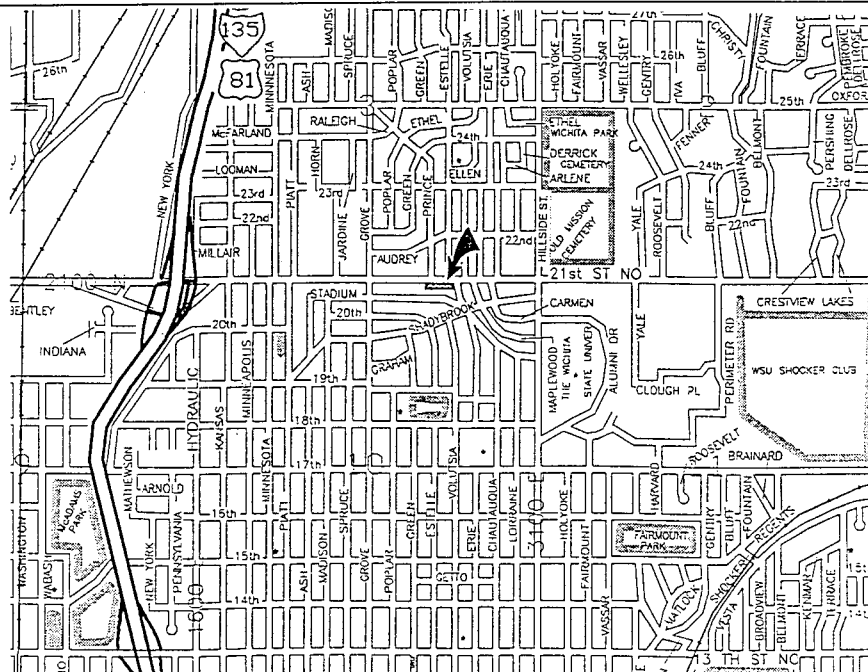
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 1.0 acre

**CURRENT ZONING:** MF-29, Multi-Family

**PROPOSED ZONING:** Same

**VICINITY MAP**



STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for water or sanitary sewer improvements to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The access opening on the northern property line will need to be relocated to the east based upon the City's desired location of the driveway. The western boundary of the property would also need to be relocated 55 feet to the east. A joint access easement is to be provided for use of that opening by the adjoining property to the west. This joint access easement will need to be established by separate instrument and address initial construction responsibilities and future maintenance of the driveway.
- D. Since the site is within Wichita City limits, the plat's text shall note that the access controls are being dedicated to the "City of Wichita" and that the location of the openings is subject to approval by the City Engineer.
- E. The owner's signature block on the plat's text should read "The City of Wichita, Kansas".
- F. The plat's text must delete reference to Lot 13.
- G. The signature block for the MAPC Chairman should read Richard Lopez.
- H. The City Council's signature block should be amended by deleting the word "Deputy" from "Deputy City Clerk".
- I. Approval of this plat would require the following setback modifications:
  - 1. Reduction of front yard building setback from 25 feet to 15 feet
  - 2. Reduction of interior side setback from six to five feet
  - 3. Reduction of rear setback from 20 feet to 9 feet.
- 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. (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.)

- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- R. City Engineering needs to comment on the status of the applicant's drainage plan.

\* CENTER FOR HEALTH AND WELLNESS ADDITION -- FINAL PLAT

AREA BEARINGS 1\*BOUNDARY

AREA = 33877.8802 (ACRES = .7777)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
2			883.1202	754.9644
	S 90 00 00.000 E	365.4908		
6			883.1202	1120.4552
	N 88 56 25.180 E	973.0000 (RADIAL)		
7		CURVE CENTER	901.1146	2093.2888
	S 83 30 32.503 W	973.0000 (RADIAL)		
8			791.1202	1126.5260
	N 90 00 00.000 W	372.4452		
9			791.1202	754.0808
	N 00 33 00.953 E	92.0042		
2			883.1202	754.9644

CIRCULAR CURVE            6        7        8 L  
 CENTRAL ANGLE =            5 25 52.677  
 CHORD DIRECTION =    S 03 46 31.158 E  
 RADIUS =                    973.0000  
 LENGTH =                    92.2346  
 TANGENT =                    46.1519  
 CHORD =                      92.2001  
 EXTERNAL =                  1.0939  
 MIDDLE ORDINATE =           1.0927

\*\*\* END OF BATCH INPUT HAS BEEN REACHED \*\*\*  
 NUMBER OF LINES IN BATCH INPUT IS        7