

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

October 29, 1992

STAFF REPORT

(Final Plat Deferred from 5/28/92, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-11 - CHADSWORTH COMMERCIAL ADDITION

OWNER/APPLICANT: Bruce and Esther Pearson, 10218 W. 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Maize Road.

SITE SIZE: 18 Acres

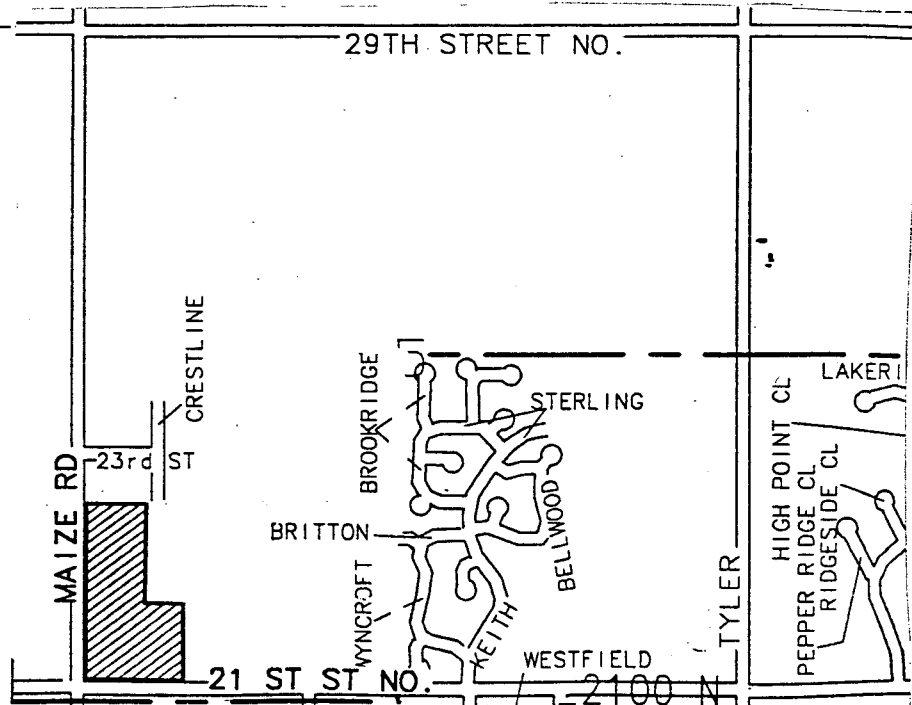
NUMBER OF LOTS
Residential:
Office:
Commercial: 7
Industrial:
Total: 7

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3049) (DP-204)

VICINITY MAP:



NOTE: This plat was deferred indefinitely by the Subdivision Committee, at its May 28, 1992 meeting, in order for the applicant to resolve certain drainage issues. A zone change from "AA" one family to "LC" light commercial zoning (Z-3049) and a commercial CUP (DP-204) have recently been approved for this site subject to platting of the property by January 28, 1994.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee construction of the storm sewers required by this plat.
 - E. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall be guaranteed:
 1. The reconstruction of the grass medial in 21st Street to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 1.
 2. The construction of continuous accel/decel lanes along 21st Street and Maize Road to serve the openings to all lots including partial reconstruction of the 21st Street/Maize Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 3. The widening of Maize Road to provide a two-way center turning lane to serve lots 3, 4, 5, 6 & 7.
 4. The construction of a temporary third lane on Maize Road adjacent to the plat if development occurs before Maize Road is constructed to a 4 lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or Maize is improved to 4 lanes. (Partial development would necessitate partial construction of the third lane.)
- In addition, the applicant shall guarantee the construction of the portion of major entrances within street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. A note shall be placed on the face of the final plat tracing

indicating that additional building setback requirements apply as indicated by the Chadsworth Commercial CUP, DP-204 on file with the Metropolitan Area Planning Department.

- H. Since this plat is proposing the use of joint openings for access to certain lots, such joint access easements or agreements shall be created by separate instrument. These instruments should specify who is to benefit by the joint opening, how the easement will be maintained, that no obstruction of the opening (easement) will be allowed, and so forth. These instruments need to be submitted to Planning for review. After approval the applicant needs to record the instruments and place the recording information on the plat tracing.
- I. Since certain access openings to the adjacent streets are not specifically determined by the plat, the plattor's text shall note that access openings shall be approved by the City Engineer.
- J. The plattor's text shall also be amended to indicate the utility easements are being "granted for the construction and maintenance of public utilities."
- K. On the final plat tracing, the Mayor's signature block shall be amended to indicate Frank Ojile as Mayor. Also, the Chairman of the MAPC signature block shall be amended to Lorenza Breckenridge, Jr.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

May 28, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/19/92)

CASE NUMBER: S/D 92-11 - CHADSWORTH COMMERCIAL ADDITION

OWNER/APPLICANT: Bruce and Esther Pearson, 10218 W. 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Maize Road.

SITE SIZE: 18 Acres

NUMBER OF LOTS

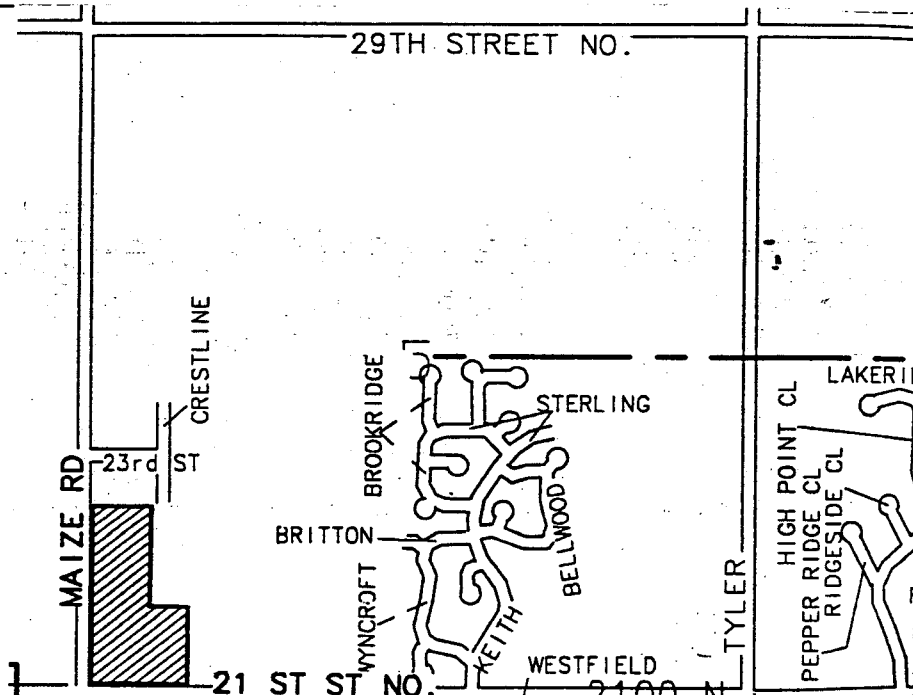
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	7

MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3049) (DP-204)

VICINITY MAP:



NOTE: A zone change from "AA" one family to "LC" light commercial zoning (Z-3049) and a commercial CUP (DP-204) have recently been approved for this site subject to platting of the property by January 28, 1994.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee construction of the storm sewers required by this plat.
 - E. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall be guaranteed:
 1. The reconstruction of the grass medial in 21st Street to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 1.
 2. The construction of continuous accel/decel lanes along 21st Street and Maize Road to serve the openings to all lots including partial reconstruction of the 21st Street/Maize Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 3. The widening of Maize Road to provide a two-way center turning lane to serve lots 3, 4, 5, 6 & 7.
 4. The construction of a temporary third lane on Maize Road adjacent to the plat if development occurs before Maize Road is constructed to a 4 lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or Maize is improved to 4 lanes. (Partial development would necessitate partial construction of the third lane.)
- In addition, the applicant shall guarantee the construction of the portion of major entrances within street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. A note shall be placed on the face of the final plat tracing indicating that additional building setback requirements are as indicated by the Chadsworth Commercial CUP, DP-204 on file with the Metropolitan Area Planning Department.
 - H. Since this plat is proposing the use of joint openings for access

to certain lots, such joint access easements or agreements shall be created by separate instrument. These instruments should specify who is to benefit by the joint opening, how the easement will be maintained, that no obstruction of the opening (easement) will be allowed, and so forth. These instruments need to be submitted to Planning for review. After approval the applicant needs to record the instruments and place the recording information on the plat tracing.

- I. Since certain access openings to the adjacent streets are not specifically determined by the plat, the plattor's text shall note that access openings shall be approved by the City Engineer.
- J. The plattor's text shall also be amended to indicate the utility easements are being "granted for the construction and maintenance of public utilities."
- K. The applicant is reminded that the platting binder is to be submitted with the final plat rather than with the plat tracing.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

March 19, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-11 - CHADSWORTH COMMERCIAL ADDITION

OWNER/APPLICANT: Bruce and Esther Pearson, 10218 W. 21st Street North, Wichita, KS 67212

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220; Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and east of Maize Road.

SITE SIZE: 18 Acres

NUMBER OF LOTS

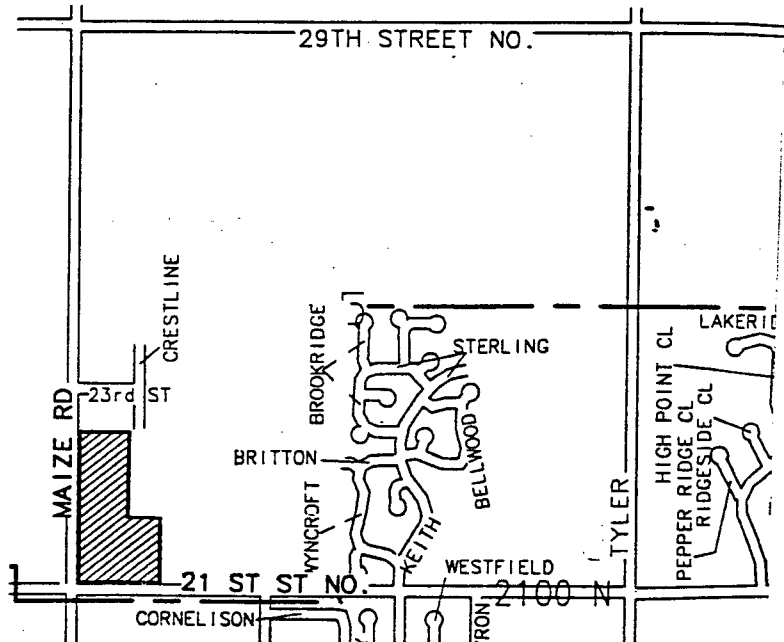
Residential:	
Office:	
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Industrial:	
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MINIMUM LOT AREA: 25,000 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "LC" Light Commercial

VICINITY MAP:



NOTE: A zone change from "AA" one family to "LC" light commercial zoning (Z-3049) and a commercial CUP (DP-204) have recently been approved for this site subject to platting of the property by January 28, 1994.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee construction of the storm sewers required by this plat.
 - E. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall be guaranteed:
 - 1. The reconstruction of the grass medial in 21st Street to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 1.
 - 2. The construction of continuous accel/decel lanes along 21st Street and Maize Road to serve the openings to all lots including partial reconstruction of the 21st Street/Maize Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
 - 3. The widening of Maize Road to provide a two-way center turning lane to serve lots 3, 4, 5, 6 & 7.
 - 4. The construction of a temporary third lane on Maize Road adjacent to the plat if development occurs before Maize Road is constructed to a 4 lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or Maize is improved to 4 lanes. (Partial development would necessitate partial construction of the third lane.)
- In addition, the applicant shall guarantee the construction of the portion of major entrances within street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. On the final plat the building setbacks to Maize Road, 21st Street North and adjacent to the residentially zoned areas to the north and east shall be platted. However, since the setbacks

between lots, if under the same ownership need not be observed, as indicated by the CUP, these setbacks need not be platted. A note shall, however, be placed on the face of the plat indicating that additional building setbacks are as indicated by the Chadsworth Commercial CUP, DP-204 on file with the Metropolitan Area Planning Department.

- H. Since this plat is proposing the use of joint openings for access to certain lots, such joint access easements or agreements shall be created by separate instrument. These instruments should specify who is to benefit by the joint opening, how the easement will be maintained, that no obstruction of the opening (easement) will be allowed, and so forth. These instruments need to be submitted to Planning for review. After approval the applicant needs to record the instruments and place the recording information on the plat tracing.
- I. 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.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- L. 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.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.