

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

December 23, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-69 - BEGGAN ADDITION

OWNER/APPLICANT: The Travelers Insurance Company, Attn:
Melissa M. Gaydosh, 14001 N. Dallas Parkway,
Dallas, Texas 75240-7301

AGENT: George Sherman, 224 E. Douglas - Suite 500,
Wichita, KS 67202

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic,
Wichita, KS 67211

LOCATION: Southwest corner of 29th Street North and Rock
Road

SITE SIZE: 5.20 Acres

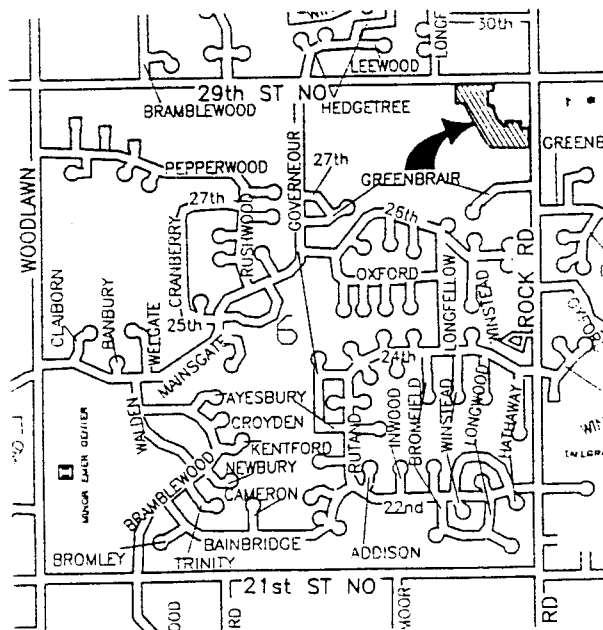
NUMBER OF LOTS

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

MINIMUM LOT AREA: 62,921.25 sq. ft.

CURRENT ZONING: "LC" and "BB"

VICINITY MAP:



NOTE: This plat is a replat of a basically already developed area. That is, buildings already exist on all three (3) of the lots shown on this plat. The purpose of the plat, therefore, is apparently to create an individual lot for the existing structures on this previously one (1) lot plat (the area indicated as an exception was also a portion of the one, large lot but was separated out by a lot split).

STAFF COMMENTS:

- A. City Engineering needs to indicate if there are any requirements concerning the need to guarantee any additional improvements for this site. In particular, is there any need to provide an easement and guarantee for the extension of a public water line to Lot 2.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Further, Engineering needs to indicate if this site needs to provide any cross-lot drainage agreements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the western 122 feet of Lot 1 (previously a portion of the Jeff and Jay Third Addition) is presently zoned "BB" office and not "LC" Light Commercial as is the remainder of the site. While this portion of Lot 1 can be used for parking, no commercial development will be allowed unless a zone change is obtained.
- E. Traffic Engineering needs to indicate the acceptability of the access controls shown for this site, in particular the 3-openings indicated to 29th Street North.
- F. Since Lot 2 has no direct access to a public street, the applicant shall either create an ingress-egress easement to serve this site or establish a cross-lot access agreement that assures that this lot will have unencumbered access across one or both of the other lots, to the adjacent streets. If an easement is created, it shall be shown on the final plat tracing, with the appropriate recording information. Either document, the easement or agreement should first be submitted to Planning for review and subsequently, recorded by the applicant with a recorded copy provided to Planning for the plat file.
- G. The applicant shall submit for the plat files copies of the various easements indicated as having film and page recording numbers.
- H. The applicant is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to any

applicable conditions found in the platting binder that would effect the plat of this 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.

27 January 1993

Office of the City Engineer
City Hall - Seventh Floor
455 N. Main Street
Wichita, KS 67202

Attn: Vicky Huang, P.E.
Subdivision Engineer

Re: S/D 92-69 Beggan Addition (Final Plat)

Dear Vicky:

In response to the requirement of paragraph A. of the Metropolitan Area Planning Department letter dated December 24, 1992, for the above referenced plat, we wish to offer the following information.

The area of Lot 1 = 93,426.93 sq.ft.

The area of Lot 2 = 133,034.61 sq.ft.

Respectfully submitted,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS


Don C. Moehring II