

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

**August 22, 1996
Deferred from August 8, 1996**

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 96-51 ANAYA ADDITION

OWNER/APPLICANT: Curtis P. Anaya, 2759 S. Broadway, Wichita, KS 67216
and
Daniel F. Hauserman, 1610 S. Butternut Dr., Wichita, KS 67230

SURVEYOR/ENGINEER: William Abbott, Abbott Surveys, Planning and Civil Design, 16418 West 51st Street South, Clearwater, Ks 67026

LOCATION: West of Broadway and north of 31st Street South

SITE SIZE: 4.5 Acres

NUMBER OF LOTS

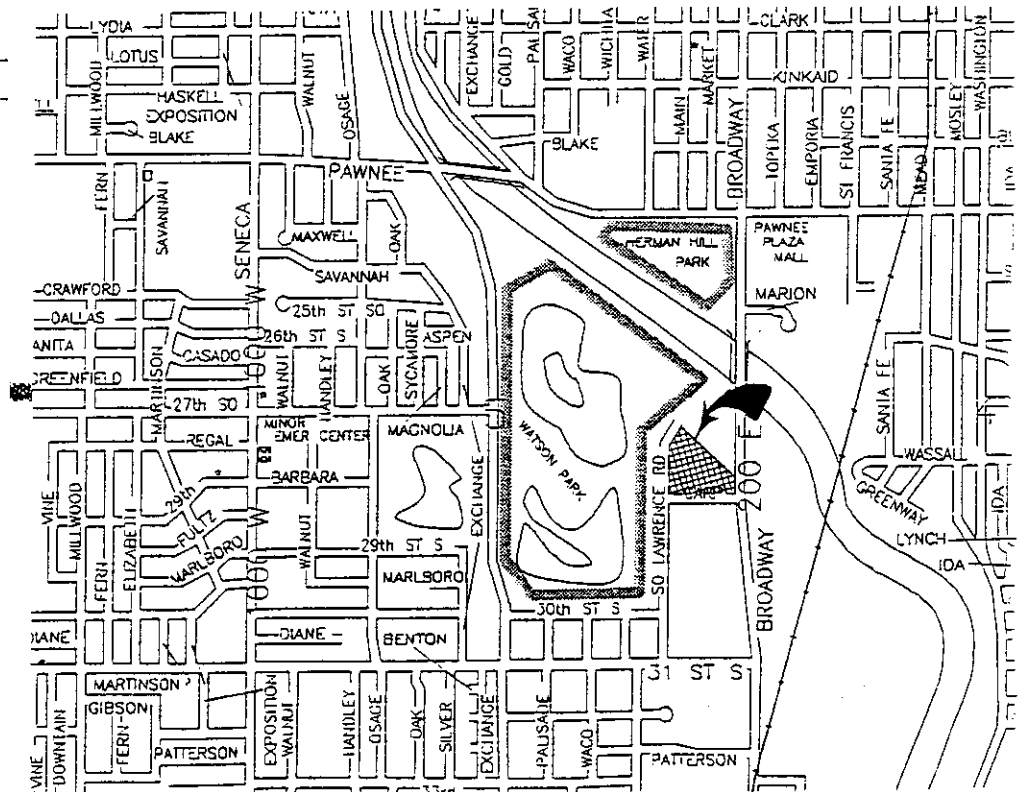
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 0.49 Acre

CURRENT ZONING: "GC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. Although this site appears to have all lots served by sanitary sewer and water, **City Engineering** needs to verify if these existing services are adequate. Specifically, water is being shown in the same easements as sanitary sewer in some cases. Also, no water line appears to be extended westward to Lawrence Avenue and northward adjacent to the lots being platted.
- B. **City Engineering** also needs to comment on paving requirements for Lawrence. This street is now shown as having a brick surface. Also, no appropriate turnaround has been provided for this street which presently deadends at the south line of the Arkansas River. The final plat tracing shall provide right-of-way for an appropriate turnaround in the area of Lot 5 and a guarantee shall also be provided for the paving of such a turnaround.
- C. The applicant shall provide a sidewalk along the south line of this site adjacent to Carp. If acceptable to **City Engineering**, this improvement may be included within another guarantee (paving petition). If not, a sidewalk certificate shall be provided.
- 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. On the final plat tracing, both the face of the plat and the platting text shall note the platting of complete access control to Broadway.
- G. The final plat tracing shall indicate the platting of a 35-foot building setback from Carp through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- Also, a 20-foot building setback shall be indicated to Lawrence.
- H. On the final plat tracing, an appropriate title/name shall be shown. Specifically, this plat shall indicate "Anaya Addition, Sedgwick County, Kansas".
- I. On the final plat tracing, all utility easements shall indicate a width of at least 20-feet. **City Engineering** needs to comment on the acceptability of both water lines and sanitary sewer lines be located in the same easements.
- J. The applicant's agent is advised that the platting binder is to be submitted with the final plat. This binder shall be submitted with the final plat tracing and approval of this plat will be subject to a review of the binder and any relevant conditions.

- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- L. On the final plat tracing, all appropriate names shall be printed below their signature lines; e.g., Mayor, Bob Knight, etc.

Also for the City Clerk's signature line "Deputy" shall be deleted.
- M. On the final tracing sufficient dimensions from lot corners shall be provided to precisely indicate the location of and/or extent of the indicated utility easements.
- N. 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.)
- O. 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.
- P. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if minimum building elevation is required for this site.

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

August 8, 1996

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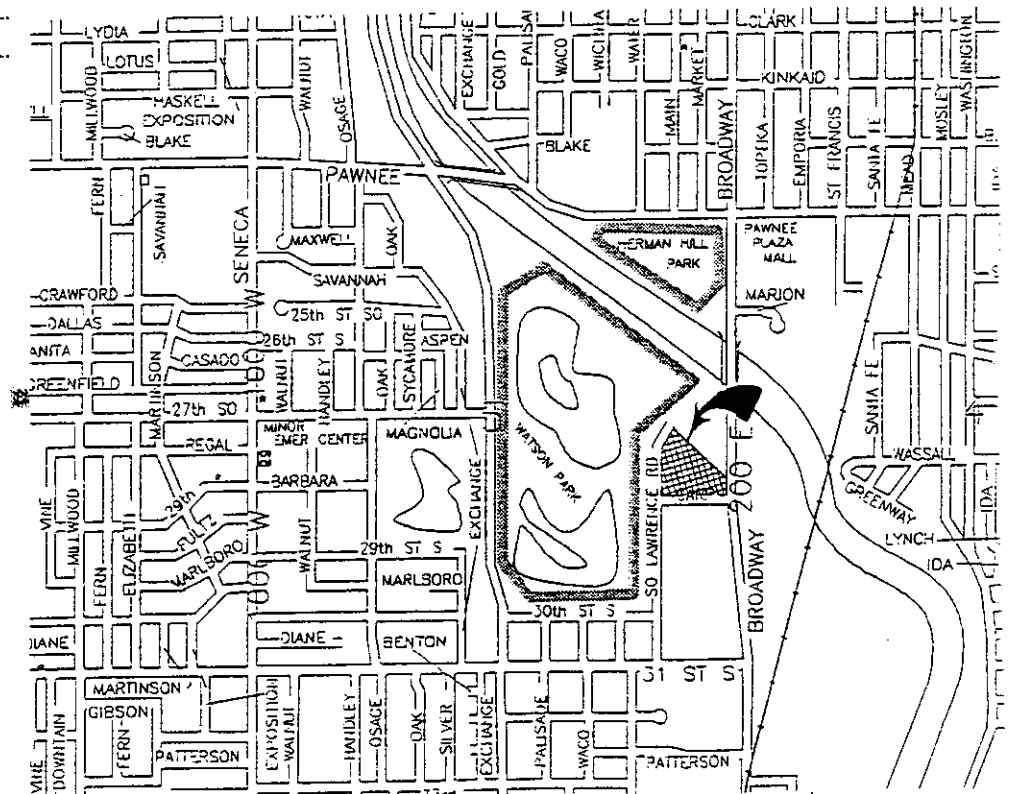
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