

October 19, 1995

STAFF REPORT
(Final Plat deferred 10/5/95)

CASE NUMBER: S/D 95-69 DELGADO ADDITION

OWNER/APPLICANT: Eduardo and Carla Delgado, 3734 S. West Street, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of MacArthur on the east side of West Street

SITE SIZE: .6 Acre

NUMBER OF LOTS

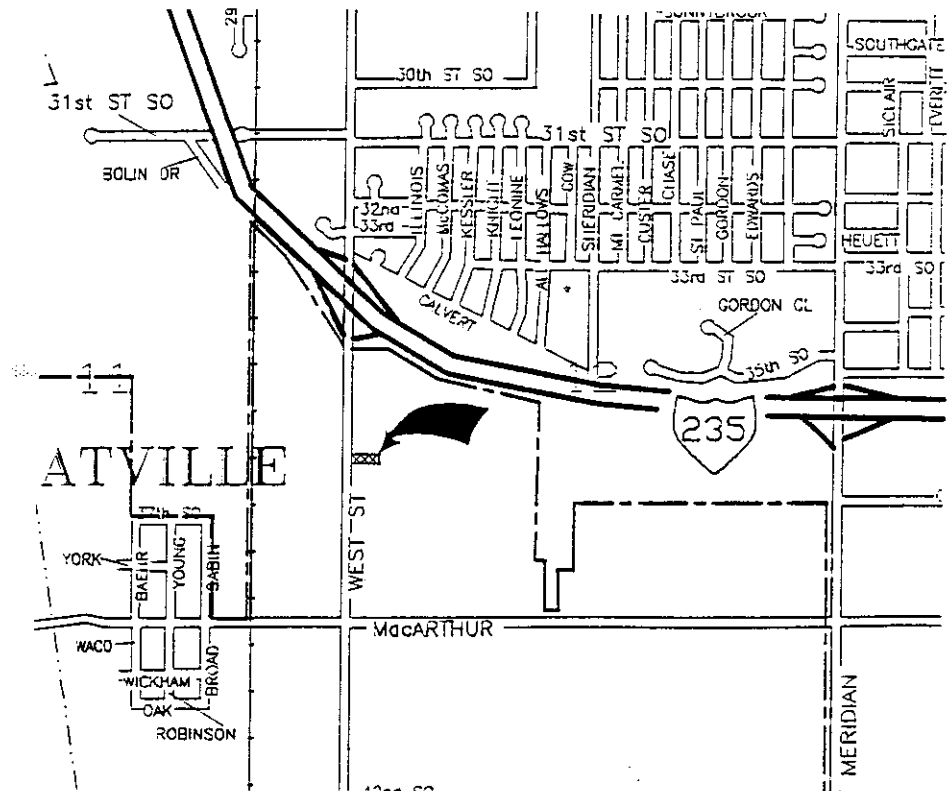
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 21,778.89 sq. ft.

CURRENT ZONING: "R"

PROPOSED ZONING: "E" (SCZ-0694)

VICINITY MAP:



Note: This site is in the County and has recently been approved for a zone change (SCZ-0694) to "E" Light Industrial zoning. However, while municipal water is available from a Wichita water line in West Street, this area is still unserved by a municipal type sewer system. Rather, it appears that septic systems are being allowed even in cases of industrial uses. While this site is being zoned "E" subject to platting, the supposed intended use is for a car sales facility. Any wastes expected to be generated at the site should therefore be residential in nature and not actually industrial.

STAFF COMMENTS:

- A. As indicated by the Subdivision Regulations, any commercial or industrial type development is to be considered an urban subdivision. Such urban subdivisions are intended to be served by municipal or other appropriate type facilities. However, as noted above, this site is not expected at this time to generate any thing other than typical residential wastes.

The Subdivision Regulations do provide for the appropriate Engineer (County) to approve alternative sewer systems and as necessary with Health Department concurrence. Both County Engineering and County Health need to note any requirements for this site's provisions of sanitary sewer. In regard to sanitary sewer; is approval of an on-site system (septic) appropriate. In any case, should a covenant be obtained indicating that when or if an on-site system were installed, that wastes will be limited to normal, residential non-industrial type wastes. Any consequently that no industrial, non-residential type wastes and therefore such uses, will be allowed on this site unless or until appropriate sewer facilities are available.

- B. City Engineering needs to indicate any conditions in regards to guarantees involving the existing water service available to this site and if a guarantee should be provided for the future extension of municipal sewer service to this area.

Since this site will apparently be using a City Water line in West Street, an outside-the-City water agreement shall be submitted.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from County 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.

October 5, 1995

STAFF REPORT
(Final Plat)

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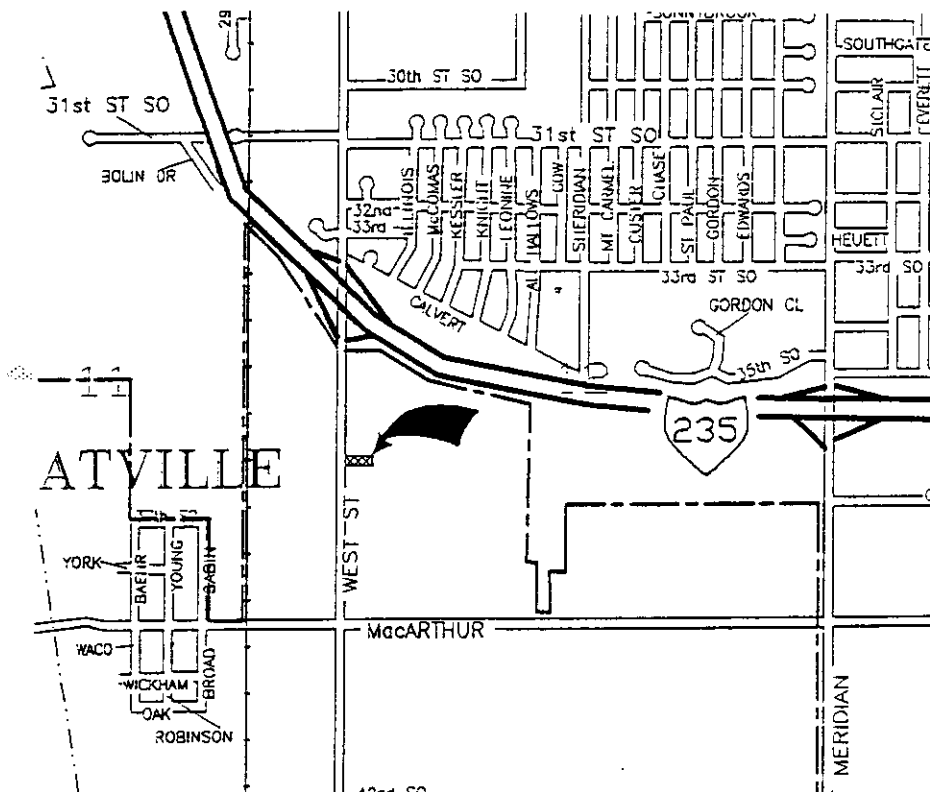
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