

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 18, 1993

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 93-10 - DAVIS-MOORE 11TH ADDITION

OWNER/APPLICANT: T. G. Davis, Jr., P. O. Box 780047, Wichita,  
KS 67278

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

LOCATION: Southeast corner of Kellogg and Elpyco (East  
of Oliver)

SITE SIZE: 2.86 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: sq. ft.

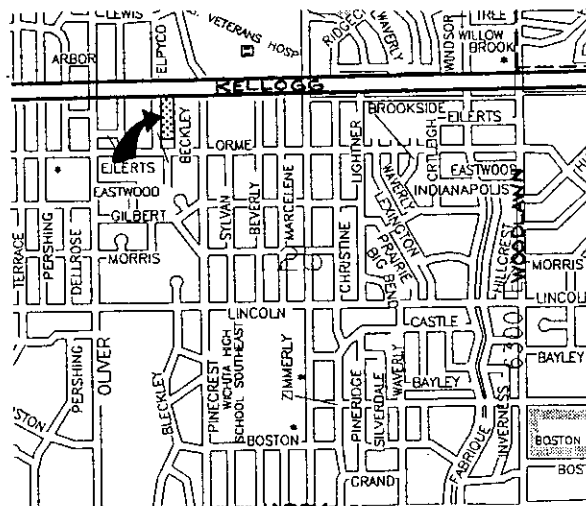
CURRENT ZONING: "LC" and "A"

PROPOSED ZONING: "LC" (Z-3072)

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VICINITY MAP:



NOTE: A zone change (Z-3072) to "LC" Light Commercial Zoning for a portion of this site was scheduled for City Council review on March 9, 1993. This plat is a replat of a previous Davis-Moore 7th Addition and the property involved in the above noted zone change. The zone change is requiring that the site be replatted within one-year of the approved zone change.

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of the driveways to Elpyco and Bleckley (4-driveways) located in the areas of complete access control.
- B. Prior to this plat being scheduled for City Council review, the structures (homes) located in the southern portion of the plat shall be removed. Adequate access will no longer be available to these structures, and two are indicated as encroaching easements. A letter shall be submitted for the plat file indicating that these structures have been removed.
- C. The final plat shall indicate the platting of the 35-foot building setback from Kellogg 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.
- D. To better describe the 20-foot north-south utility easement in the southern portion of the plat, a dimension shall be provided which indicates the length of the easement from the plat's southern line.
- E. Prior to this plat being scheduled for City Council review, the applicant shall resolve the following items noted in the platting binder. 1. Ownership of a portion of this site is vested in a D. C. Jinks but is not being shown on the plat; 2. Unpaid taxes must be paid before the plat will be released for recording, and 3. a mortgage is noted for a portion of the site but no signature block has been provided for the mortgage holder.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- I. Recording of the plat within 30 days after approval by the City Council.
- J. 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.