

April 20, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-26 DANVILLE 1ST ADDITION

OWNER/APPLICANT: Danville Partners, Attn: Ron Peden, Box 965, Wichita, KS 67211

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

LOCATION: South of Central and east of West Street

SITE SIZE: 0.52 Acre

NUMBER OF LOTS

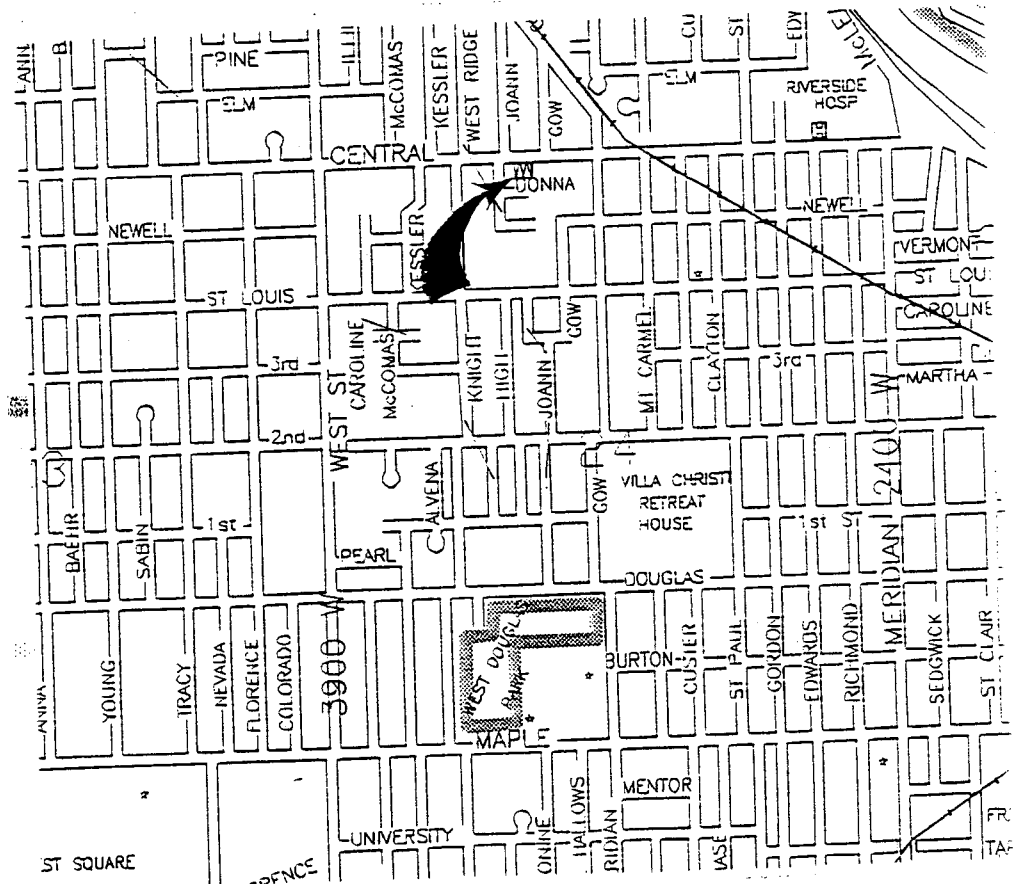
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,055 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "OC" (Z-3151)

VICINITY MAP:



NOTE: A zone change to "OC" Office-Commercial zoning has been approved for this site subject to platting by January 31, 1996.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if the adjacent sanitary sewer line(s) are accessible by this plat or if any extensions need to be guaranteed.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. A guarantee shall be provided to close those driveways in excess of the indicated access control.

In regard to the access controls for this site, **Traffic Engineering** needs to indicate if two openings rather than one can be justified for this site. That is, based on the site's pending zoning ("OC"), the narrowness of the site (159 feet) and streets or openings on adjacent properties, it would appear that no more than one (1) opening would be adequate.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. Upon the recording of this plat, the garage shown at the site's southeast corner would become in violation of City setback requirements. Consequently, this structure shall be removed or reconstructed so as to remove any such violations. A letter shall be submitted to Planning indicating that the buildings removal or reconstruction has been done.
 - F. As indicated by the platting binder, property taxes for 1994 are still outstanding on this site. Proof shall be provided that any such taxes have been paid.
 - G. On the final plat tracing, the Mayor's signature shall be revised appropriately.
 - H. 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.)
 - I. 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.
 - J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
 - K. Recording of the plat within 30 days after approval by the City Council.
 - L. The representative from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.
-

NOTE: A portion of this site was originally submitted as the Danville 1st Addition S/D 95-26. This plat, the "Danville Addition" has included the area of the original plat as Lot 1, with Lots 2 and 3 being the additional area included in this plat. A zone change (Z-3151) for Lot 1, from "AA" and "B" zoning to "LC" zoning has been approved subject to platting. Lots 1 and 2 will retain the existing "B" zoning. Structures are located on both Lot 1 and Lot 2. In particular, it would appear that the structure on Lot 2 is intended to be removed and the site redeveloped.

STAFF COMMENTS:

- A. The applicant is advised that based on the submittal of this plat, the Danville 1st Addition plat, S/D 95-26 will be closed.
 - B. Sanitary sewer and water appear to be available to this site. **City Engineering** needs to confirm if any improvements need to be guaranteed in regard to these facilities.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. The applicant shall guarantee the closure of those driveways (2) in excess of the access controls being platted to Central from Lot 1.
 - E. As now being platted, access to the multi-family zoned lots (lots 2 and 3) will be occurring along unpaved streets (Westridge Drive from Central down to Donna). Such development is intended, however, to be served by paved streets. The applicant shall, therefore, attempt to obtain a valid paving petition for Donna and Westridge Drive. If such a petition cannot be obtained, the applicant shall submit for recording, an agreement to not oppose any future attempts to provide such paving.
 - F. In regard to the indicated turnaround for Donna, both **Traffic Engineering** and the **City Fire Department** representatives need to indicate if the indicated/existing "L" turnaround is adequate.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. Prior to this plat being released for recording, the applicant shall submit a letter indicating that the buildings on Lot 1 and Lot 2, shown as encroaching the platted utility easements have been removed.
 - I. In regard to the existing sewer line at the southeast corner of Lot 3, **City Engineering** needs to indicate if sufficient easement is being platted for the line at that location.
 - J. For "B" zoning, the zoning ordinance indicates a 20-foot building setback requirement. However, with the zoning and actual development south of Donna being one or two-family in nature, a more extensive setback is justified. While the indicated 35-foot setback is acceptable, if the applicant wishes, a somewhat smaller setback such as the typical 25-foot setback could be considered.
-

- K. The applicant is advised that a revised and updated platting binder needs to be submitted for this plat and that the plat is subject to a review of such platting binder and any relevant conditions found by such a review.
- 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. (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.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representatives 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.
