

June 19, 1997

STAFF REPORT

(Revised Sketch/Final Plat, Final Form Only Plat Approved 1/9/97)

CASE NUMBER: S/D 96-96 COX MACHINE 2ND ADDITION

OWNER/APPLICANT: Steven E. Cox, 5920 W. 21st Street North, Wichita, KS 67203

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North of 21st Street North and east of Lakeway Circle

SITE SIZE: 2.45 Acres

NUMBER OF LOTS

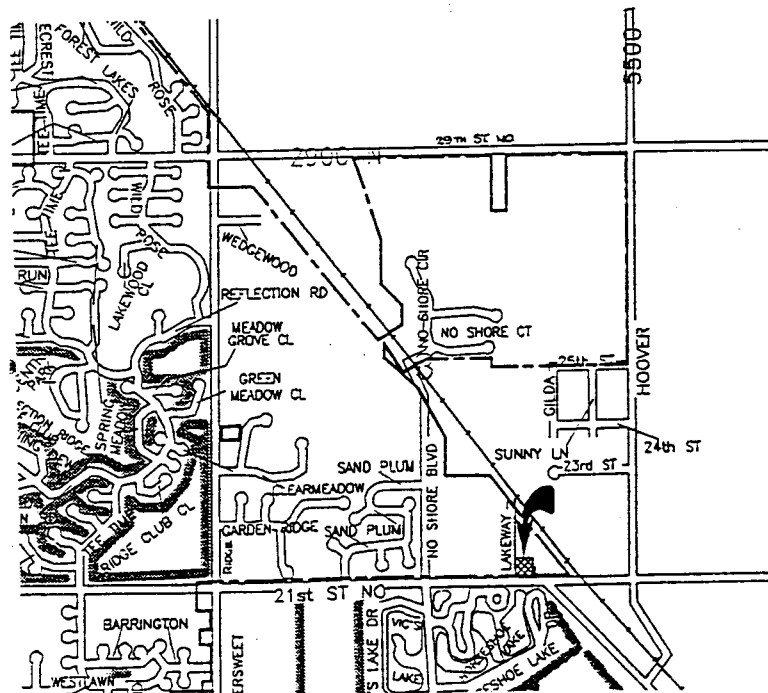
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 50,248 sq. ft.

CURRENT ZONING: "SF-20" Single-Family

PROPOSED ZONING: "LI" Limited Industrial with P.O. #4 (SCZ-0721)

VICINITY MAP:



NOTE: This plat includes the previously approved single-lot Cox Machine Addition with the previously MAPC approved (1/9/97) single-lot Cox Machine 2nd Addition. Platting of property to the north and west of this site has or should make public sewer and water available to this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. ✓
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Sewer
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- 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 is advised that under "LI" zoning, single-family residential uses would not normally be allowed. The existing home is therefore non-conforming and expansion of that structure, especially within the building setback will not only be limited but may be prohibited.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- G. The applicant needs to indicate if the KG&E easement referenced in the platting binder applies, and if appropriate, has been indicated on this plat.
- H. 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.
- I. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council.
- N. **City Engineering** needs to comment if any improvements are needed for 21st Street or 21st Street Drive.

NOTE: This site has recently been annexed into the City, with a zone change to "LI" (SCZ-0721) having been acquired while the property was still under County jurisdiction. Platting of property to the west of this site has or should make available to this site, municipal water and sanitary sewer facilities.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering and/or the Water Department representative need to indicate any specific requirements in regard to such water guarantees, e.g., extension along the site's frontage to 21st street Drive, participation in improvements along Lakeway Circle, and so forth.
- 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 is advised that under "LI" zoning, single-family residential uses would not normally be allowed. The existing home is therefore non-conforming and expansion of that structure, especially within the building setback will not only be limited but may be prohibited.
- F. On the final plat tracing, all dates shall be properly referenced to the year 1997. The County Signature lines shall as needed also be revised to indicate the appropriate Officials (County Clerk, Register of Deeds, etc.).
- G. The plat binder indicates an easement to KG&E as possibly being located on this site. The applicant shall provide documentation as to the location of this easement and as to whether this easement needs to be shown on the final plat tracing.
- 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. 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.

- 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 and/or County Commission.
- 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 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.