

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

September 5, 1996

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 96-59 - MORGAN SHEET METAL ADDITION

**OWNER/APPLICANT:** Morgan Sheet Metal, Inc., 4350 Southeast Boulevard, Wichita, KS 67210

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

**LOCATION:** East of Southeast Boulevard and 1/2 mile south of MacArthur

**SITE SIZE:** 76,978 sq. ft.

**NUMBER OF LOTS**

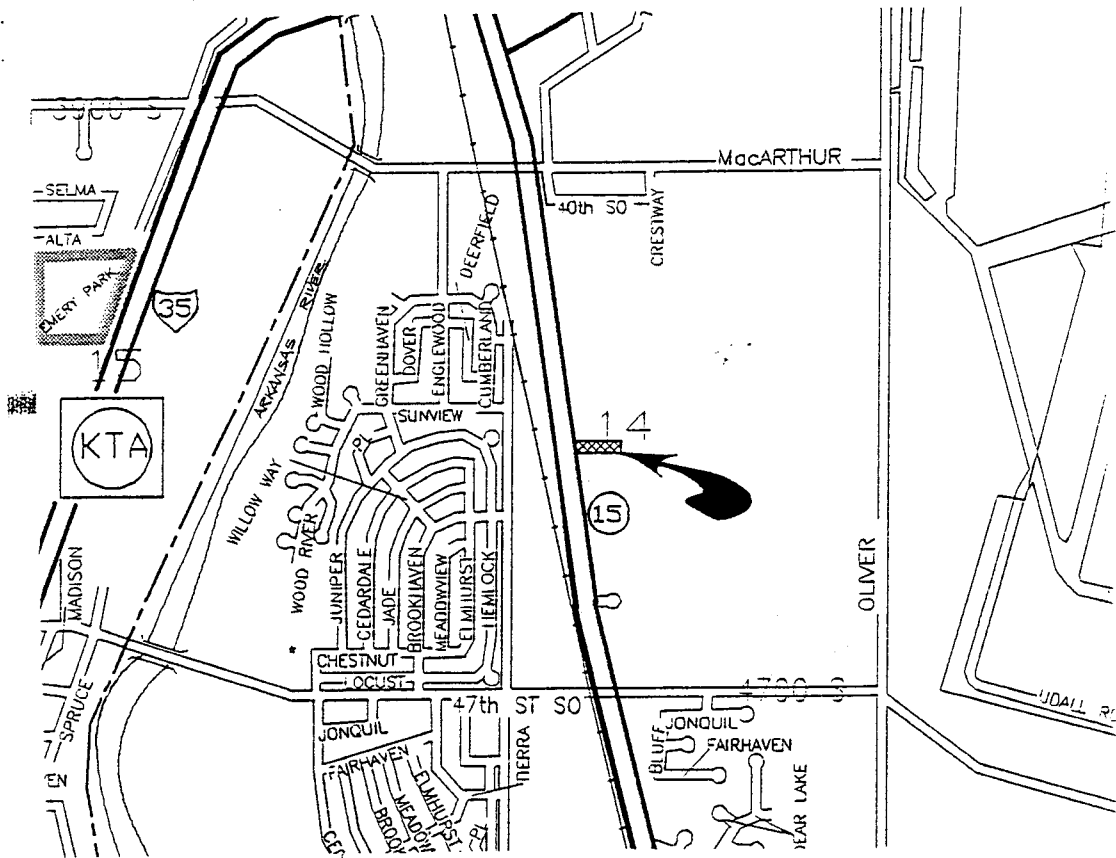
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 76,978 sq. ft.

**CURRENT ZONING:** "LI"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: The site of this plat is already occupied by an existing structure or use. The site, however, is not now platted and is apparently being platted to allow for an expansion of the existing use. A City water line exists in K-15 but it is not clear how development in this area is being provided sanitary sewer. No City of Wichita lines are apparently available in this area. Boeing and Oaklawn may be possible sources for sewer service, but platting over the years for both residential and non-residential uses has indicated that on-site facilities may have been allowed. For the existing use at this location, it does not appear that an on-site system, septic or lagoon is in operation.

STAFF COMMENTS:

- A. The applicant's agent needs to indicate how this site (use) is presently being provided sanitary sewer service. County Engineering and/or County Health need to indicate, as appropriate to the existing situation, any requirements as to sewer service. It should be noted that this site is too small for a lagoon sanitary sewer system, and the use of a septic system also is quite questionable.
- B. The City Water Department and/or City Engineering need to indicate if any guarantees or other requirements such as an outside-the-City water agreement are needed for this plat.
- 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 final plat tracing shall indicate the platting of the 35-foot building setback from K-15 through the existing building which encroaches into the setback area. While 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.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. On the final plat tracing, the legal description shall be corrected to note "the south 110.4 feet..." (not fet).
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. 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.)
- J. 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.

- 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 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.