

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6.

August 7, 1997

**STAFF REPORT
(One Step Preliminary-Final Plat)**

CASE NUMBER: S/D 97-55 FORT SANTA FE ADDITION

OWNER/APPLICANT: Edward and Constance Johnson, 6850 N. Santa Fe,
Wichita, KS 67219

SURVEYOR/ENGINEER: Municipal Engineers P.A., 365 Laura Suite 201,
Wichita, KS 67211, phone: 262-3842

LOCATION: South of 69th St. North and east of Broadway

SITE SIZE: 1 acre

NUMBER OF LOTS

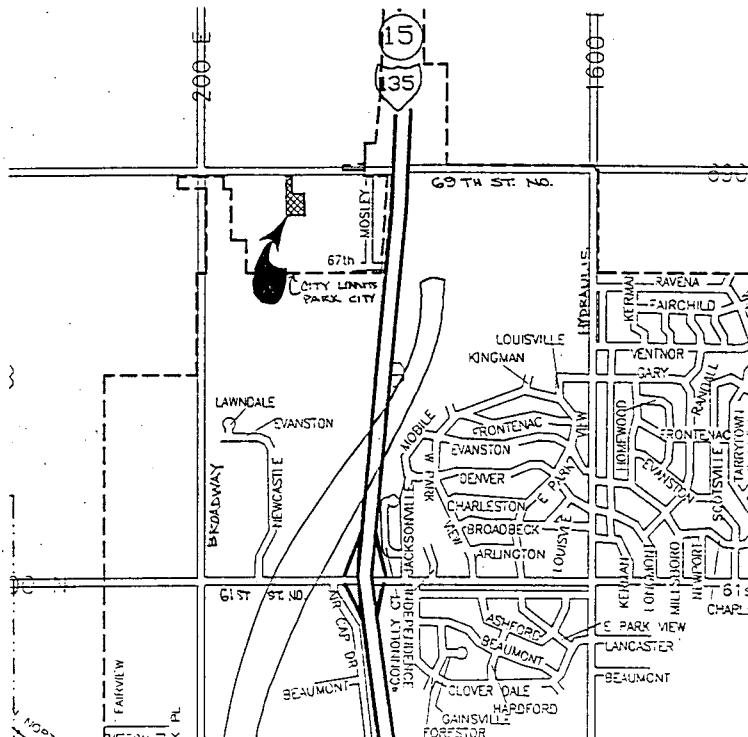
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: "SF-20" Single Family

PROPOSED ZONING: "GC" General Commercial

VICINITY MAP:



Note: This is a plat that is located in Park City's area of influence. A zone change was approved in January, 1997, for this site. The approved zone change allows "GC", General Commercial for this site and also required a protective overly. Previously this site was zoned "SF-20".

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of water to serve the lots being platted. If water is presently available, County Engineering will need to comment on any additional guarantees required.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. If sanitary sewer is not available for the site, the applicant must contact the Health Department to determine what sewer system is available for this site and the tests needed to be undertaken.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. County Engineering needs to comment on the status of the applicants drainage plan.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the applicant is reminded to place the names of all individuals needing to sign the plat. (i.e. Chairman MAPC, Secretary MAPC, etc)
- F. County Engineering should be prepared to comment on any needed improvements to 69th St. North and Santa Fe Street.
- G. 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.)
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. Box 317, Valley Center, KS 67147] 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for any additional easements to be platted on this property.
- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any conditions found by such a review.
- N. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

Note: This plat has been submitted in final form only.

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