

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

October 3, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-47 - MESS ADDITION

OWNER/APPLICANT: M.M.E. & S. Partnership, 2716 W. Central,
Wichita, KS 67203

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

LOCATION: North side of Central in an area east of St.
Paul.

SITE SIZE: 0.5 Acres

NUMBER OF LOTS

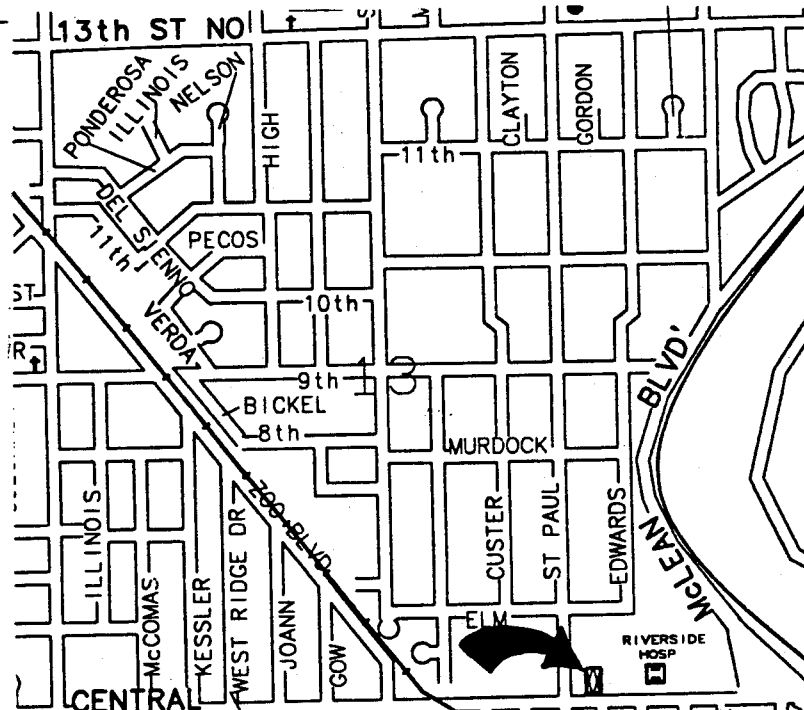
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 19,240 sq. ft.

CURRENT ZONING: "LC" Light Commercial; "A" Two Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3036)

VICINITY MAP:



NOTE: A zone change to "LC" light commercial zoning (Z-3036) was approved for this site by the MAPC on September 12, 1991 and is scheduled for City Council review on October 15, 1991. Presently the site has a narrow strip of "LC" zoning along its western line, with the bulk of the site in "A" two family zoning.

STAFF COMMENTS:

- A. Since it appears that the present sanitary sewer line is in or just at the edge of Central's presently paved area but would be under street pavement when Central is improved at this location, Engineering needs to indicate if a guarantee is needed for the extension of sanitary sewer.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. This plat shall be subject to any conditions established by the City Council in regard to the requested zone change.
- E. The final plat shall indicate the platting of the 35 foot building setback from Central through the existing building which encroaches into the setback area. The Office of 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.
- F. On the final plat tracing, the dedication of access control to Central shall also be referenced in the plattor's text.
- G. As indicated in the title binder, the ownership of this site is still in question. Prior to the final plat tracing being released for recording, the applicant will need to provide proof that the issue of property ownership as specified in the title binder has been satisfied.
- H. Also noted in the title binder is an easement to K.G.&E. The applicant needs to indicate the location of this easement and as to whether this easement needs to be shown in this plat. A copy of this instrument shall be submitted for the plat file.
- 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.

- 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.
- 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 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.