

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 11, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-21 - GOOD SHEPHERD LUTHERAN CHURCH
ADDITION.

OWNER/APPLICANT: Good Shepherd Lutheran Church, Attn: Herb Von
Hollen.

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

LOCATION: Southwest corner 47th St. So. and Victoria
(west of Hydraulic).

SITE SIZE: 2.3 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 75,336 sq. ft.

CURRENT ZONING: "AA" One-family

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is apparently being platted to allow for the expansion of an existing structure. Victoria Street adjacent to this site is unpaved but provides access to both the development on this site and to several existing uses along Victoria (trucking type operations under "E" light industrial zoning).
- A. The applicant shall attempt to obtain a valid paving petition for Victoria Street from 47th St. South to 49th St. South. The Joe Herdt Addition immediately to the south of this site was requested to obtain a similar guarantee but apparently failed to obtain a valid petition. The Overholt Addition, located south of the Joe Herdt Addition did submit a paving guarantee for Victoria but this was in 1967. Both as an urban street and as the means of access for industrial or non-residential uses, this street, as required by the Subdivision Regulations, should be paved.
 - 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. As indicated by the platting binder for this site, property taxes are due. Prior to this plat being released for recording, proof shall be provided indicating that all due property taxes have been paid.
 - E. On the final plat tracing, the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
 - F. 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.
 - G. 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.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council.
 - J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

S/D 92-21 - GOOD SHEPHERD LUTHERAN CHURCH ADDITION

Page 3

K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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