

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

August 19, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-51 FRAN'S ADDITION

OWNER/APPLICANT: George W. Nicholson, Trust, c/o George W. Nicholson,
TTEE, P. O. Box 1998, Sun City, AZ 85372

AGENT: Wilmer Freund, 8546 Hickory, Wichita, KS 67212

SURVEYOR/ENGINEER: Norman L. Roelfs, RLS, 225 N. Market - Suite 350,
Wichita KS 67202

LOCATION: West of Hydraulic and north of 63rd Street South

SITE SIZE: 4.88 Acres

NUMBER OF LOTS

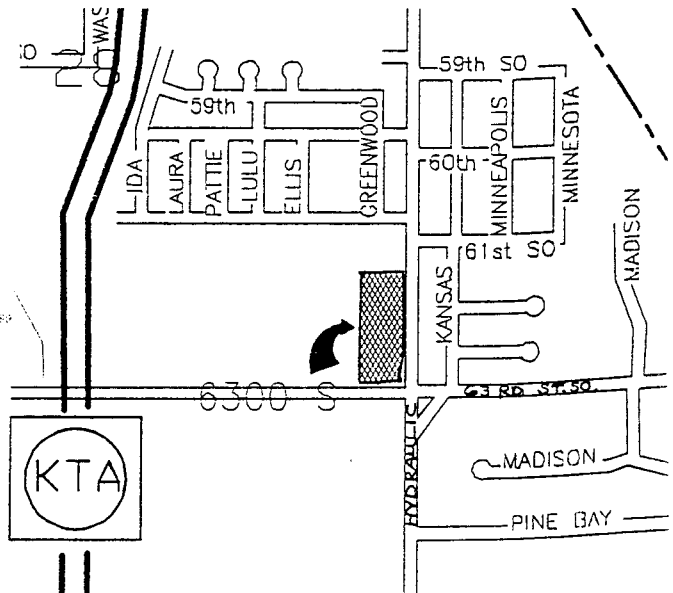
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 200 sq. ft.

CURRENT ZONING: "C" and "R"

PROPOSED ZONING: "C" (SCZ-0646)

VICINITY MAP:



NOTE: A portion of this site is presently zoned "C" Commercial and was platted as the Orchard View 3rd Addition. This existing Addition is now being included in this plat, with all of the area being approved for "C" zoning (SCZ-0646) subject to platting. The area now being platted is within a larger area once approved, through a conditional use (CU-217), for soil/sand extraction. A smaller area, within Lot 3 of this plat, was also subsequently involved in a conditional use (CU-271) which allows a storage yard as a temporary use. This "temporary use" would apparently become void if and when this property was platted for residential uses. This present plat, however, involves commercial zoning.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. To provide for the future extension of municipal services to this site, the applicant shall submit petitions for the future extension of Wichita municipal water and sanitary sewer to this site. This guarantee shall provide for the extension of sewer to all lots being platted and the extension of water, as necessary, across this site's frontages to Hydraulic and 63rd St. South.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. County Engineering needs to indicate if any traffic improvements should be guaranteed for 63rd St. South and Hydraulic due to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, 100 feet of complete access control shall be indicated from Lot 3 to both Hydraulic and 63rd St. South from this lot's southeast corner. The plat's text shall also be amended to indicate these areas of complete access control.
- G. Apparently, certain of the right-of-way indicated as being dedicated by separate instrument (R/W Film 382 Page 773) was done contingently. This plat, however, shall now indicate the outright dedication of such right-of-way. Both the face of the plat and the plat's text shall be amended to

indicate the outright dedication of this right-of-way.

- H. The Surveyor's text shall also be amended to note, as appropriate for any previous dedications or platted items (easements, access controls, etc. for the Orchard 3rd Addition), that by virtue of K.S.A. 12-512(b) that such items are being vacated and replatted. In particular, as indicated previously, this plat needs to dedicate outright any previously contingent street dedications.
- I. As indicated in the platting binder, a KG&E Easement may be located on this site. The final plat shall show this easement if it is within the platted lots and is not being covered by another public easement. A copy of this easement shall be submitted with the final plat tracing for the plat file.
- J. On the final plat tracing, the 35-foot building setback on Lot 3, to 63rd Street South, shall be labeled.
- K. On the final plat tracing, signature lines shall be indicated for all indicated names. For the MAPC, the chairman's position is temporarily being filled as an acting chairman by James D. Miner. The final plat tracing should therefore delete reference to L. O. Breckenridge and insert James D. Miner or depending when this final plat is approved by the MAPC, the chairman as appointed at that time. Also, the applicant is advised that the County Commission's Chairman may be changed prior to this plat being reviewed by the County.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, as was done on the Orchard View 3rd plat, a utility easement is being provide along this plat's front rather than rear property line. The utilities need to indicate if this is acceptable.

Also, City and/or County Engineering need to indicate if additional easements, such as along the rear property lines of the lots need to be

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platted at this time if sanitary sewer is to be extended in the future to this area.

- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative 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.