

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

August 20, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 92-37 - HOME DESIGN CENTER SECOND
ADDITION

OWNER/APPLICANT:

Loop Properties, c/o Classic Real Estate (Don
Ablah), 8343 E. 32nd Street North #150,
Wichita, KS 67226

SURVEYOR/ENGINEER:

Mid-Kansas Engineering Consultants, Inc., 3500
N. Rock Road - #800, Wichita, KS 67226

LOCATION:

Southeast corner of Penstemon and 32nd Street
North

SITE SIZE:

4.53 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

3

3

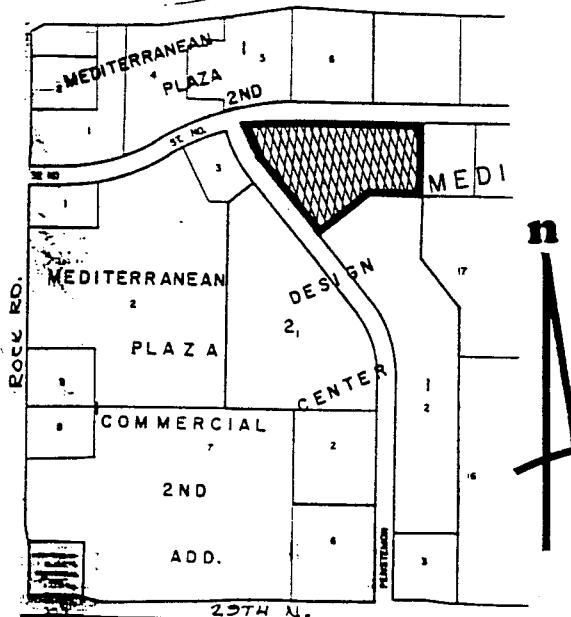
MINIMUM LOT AREA:

49,500 sq. ft.

CURRENT ZONING:

"C" Commercial District

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This addition involves a replat of a single lot into three (3) lots or building sites. It appears that all required improvements such as the installation of water, sanitary sewer, street paving and sidewalks, etc. have been completed in the area of this plat, with all three proposed lots having direct access to these improvements. A portion of this site, in the area of proposed Lot 2, has been developed. This site also corresponds to parcel 1 of the Home Design Center Commercial C.U.P. (DP-194).
- A. Other than any required drainage guarantees, City Engineering needs to indicate if there are any other requirements for new or existing guarantees involving the area of this replat.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The applicant is advised that based on the C.U.P. (DP-194) which affects this site, while no specific limitations are indicated on the number of buildings allowed on parcel 1 of the C.U.P. (Lots 1, 2, and 3 of this plat), square footage and area coverage limitations are indicated, and such limitations are established for the parcel as a whole and not necessarily to each specific building site (proposed lot).
 - D. 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.
 - E. 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.
 - F. 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.
 - G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - H. Recording of the plat within 30 days after approval by the City Council.
 - I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

J. 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.