

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3
February 20, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-4 - JIM-B ADDITION

OWNER/APPLICANT: James Bayouth, 559 Brookfield, Wichita, KS 67206

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

LOCATION: Southeast corner of Central and Parkwood.

SITE SIZE: .3 Acres

NUMBER OF LOTS

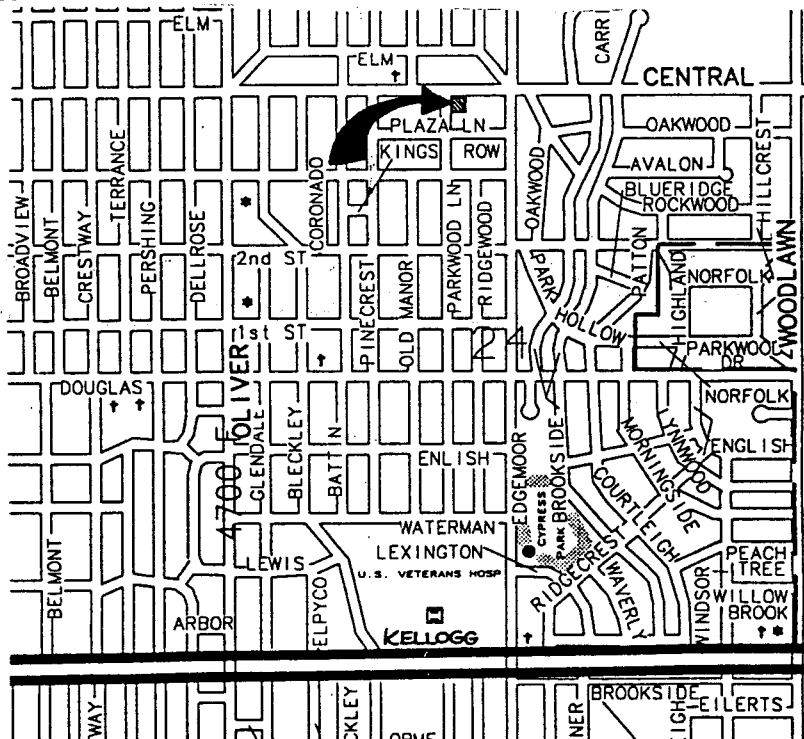
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,000 sq. ft.

CURRENT ZONING: "BB" Office

PROPOSED ZONING: "LC" Light Commercial (Z-2983)

VICINITY MAP:



NOTE: This site has been involved in a zone change request (Z-2983) from "BB" Office zoning to "LC" Light Commercial zoning. This zone change was approved in January, 1990 with platting being a requirement. An extension for platting was approved, but this extension required that platting be completed by February 27, 1992.

STAFF COMMENTS:

- A. The applicant is advised that this plat must be completed within the next several weeks or another platting extension approval will be required.
- 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. On the final plat tracing, access control except for one (1) opening shall be indicated to Central. The dedication of access control shall also be noted in the platting text.
- E. On the final plat tracing a 35-foot building setback to Central and a 20 foot building setback to Parkwood shall be indicated.
- F. The final plat shall indicate the platting of the 20 foot building setback from Parkwood through the existing building which encroaches into the setback area. 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.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.