

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

December 10, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-66 - THE DUGAN CENTRE SECOND ADDITION

OWNER/APPLICANT: Kenneth L. Reichenberger, et al, 501 S. Summitlawn, Wichita, KS 67209

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

LOCATION: South side of Taft west of Dugan Road

SITE SIZE: 18.4 Acres

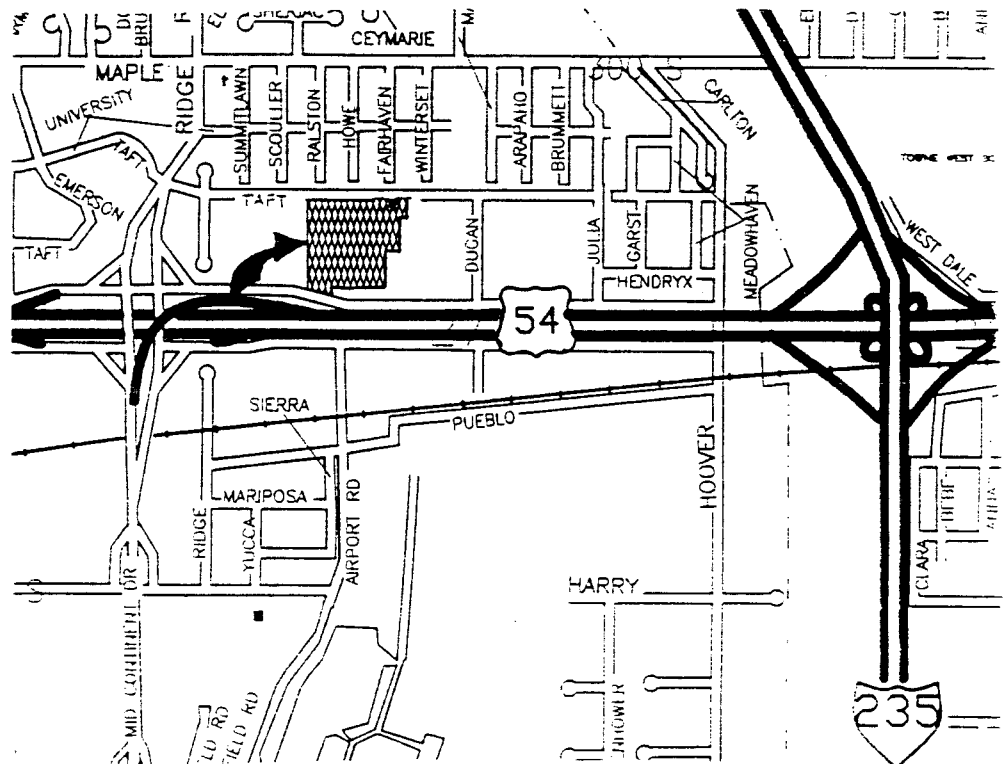
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 59,430 sq. ft.

CURRENT ZONING: "C" Commercial (DP-151)

VICINITY MAP:



NOTE: This plat has been accepted in final form only since it primarily involves a replat of portions of previously platted lots. This plat includes Parcel 3 and a portion of Parcel 4 of The Dugan Centre Community Unit Plan, DP-151, Amendment #1.

STAFF COMMENTS:

- A. As a replat of a portion of the previous Dugan Centre Addition, City Engineering needs to indicate if any additional guarantees are needed for sanitary sewer, water, or drainage improvements and if there are any other costs that need to be recovered or projects abandoned because 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. On the final plat tracing, Taft, adjacent to the north line of this plat shall be indicated with the center line and half street right-of-way shown.
- D. Prior to this plat being scheduled for City Council review, the applicant shall obtain an adjustment to CUP, DP-151, Amendment #1, so that the boundaries of the plat correspond to the CUP's parcel boundaries. The applicant is advised that as now indicated in the CUP only four (4) buildings, one per lot, would be expected.
- E. On the final plat tracing, the note in regard to building setbacks should be amended to indicate that the CUP is DP-151, "Amendment #1".
- F. For Lots 3 and 4, since access is being allowed to Taft, the word "complete" should be eliminated from the face of the plat, north of these lots.
- G. For Lot 2, either an agreement needs to be recorded which allows access to it from Lot 1 or a private access easement needs to be established and shown on this plat with appropriate recording information. If an agreement is used, a recorded copy shall be submitted for the plat file.
- H. In terms of the access easement along the west line of Lot 1, since this is a private easement, the applicant shall record this easement and show the recording information on the final plat tracing. A copy shall be provided for the plat file.
- I. The applicant is advised that the access of Lot 1, to Taft will be counted as one of the openings originally allocated to Parcel 4 of the CUP.
- J. The indicated minimum building pad elevation shall also be referenced in the plat's text. It shall also be indicated if

this elevation involves the lowest opening or floor level.

- K. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate the acceptability of the indicated drainage dedication. This area was previously platted as a Reserve, to be owned and maintained by the lot owners.