

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
October 3, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-50 - DEPARTMENT OF TRANSPORTATION 3RD ADDITION

OWNER/APPLICANT: City of Wichita

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

LOCATION: Northeast corner of Hillside and Lewis St.

SITE SIZE: 1.18 Acre

NUMBER OF LOTS

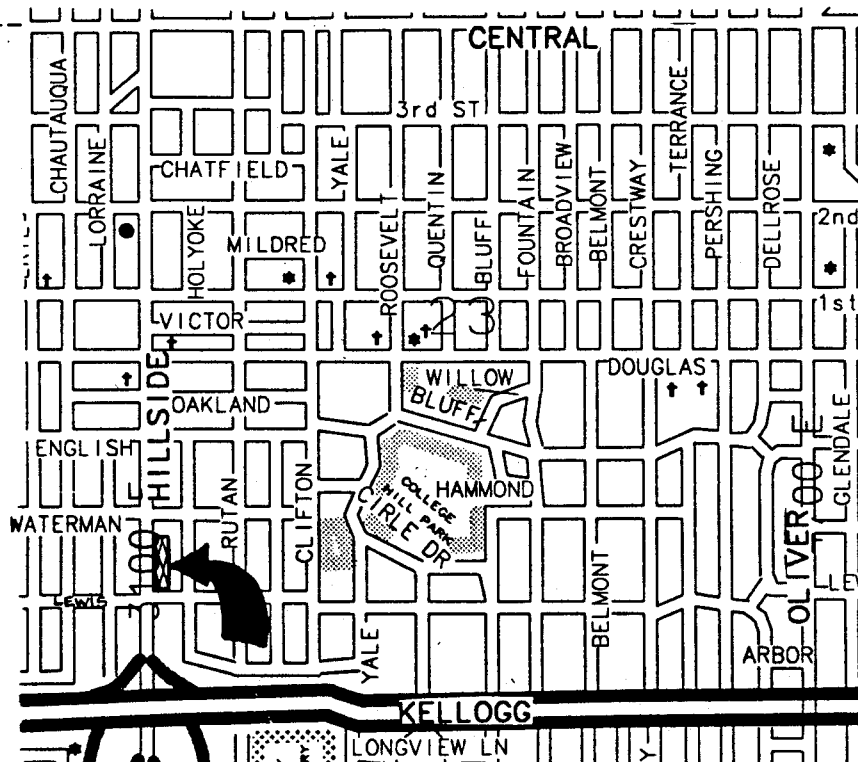
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 41,815.39 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling; "LC" Light Commercial

PROPOSED ZONING: "BB" Office District (Z-3021)

VICINITY MAP:



NOTE: Although this site had been platted it was also involved in right-of-way for the Kellogg and Hillside intersection. The area has been designated as excess property by the City which is in the process of attempting to dispose of the site. A zone change (Z-3021) from existing "A" and "LC" zoning to "BB" zoning for the entirety of the site has been submitted and is scheduled for public hearing before MAPC on October 24, 1991. This plat is related to the requested zone change.

STAFF COMMENTS:

- A. Prior to or simultaneous with the final plat tracing being scheduled for City Council, the requested zone change shall be obtained. Certain conditions, such as the 20 foot building setbacks will require that the area be approved for "BB" zoning.
- B. As indicated by the title binder for this site, ownership of this property by the City has not been clearly established. However, the process for obtaining clear ownership is underway. This plat cannot go on to City Council until the requirements on ownership, as noted in the title binder have been satisfied.
- C. The applicant shall guarantee the paving of the section of unpaved alley adjacent to the east line of this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 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.