

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

March 2, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-15 DON AND MARVIN ADDITION

OWNER/APPLICANT: Donald E. Schmidt, 1620 E. Kellogg, Andover, KS 67002

OWNER: Marvin Schmidtberger, Box 424, Pratt, KS 67124

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

LOCATION: North of Boston and west of Webb Road

SITE SIZE: 1.1 Acres

NUMBER OF LOTS

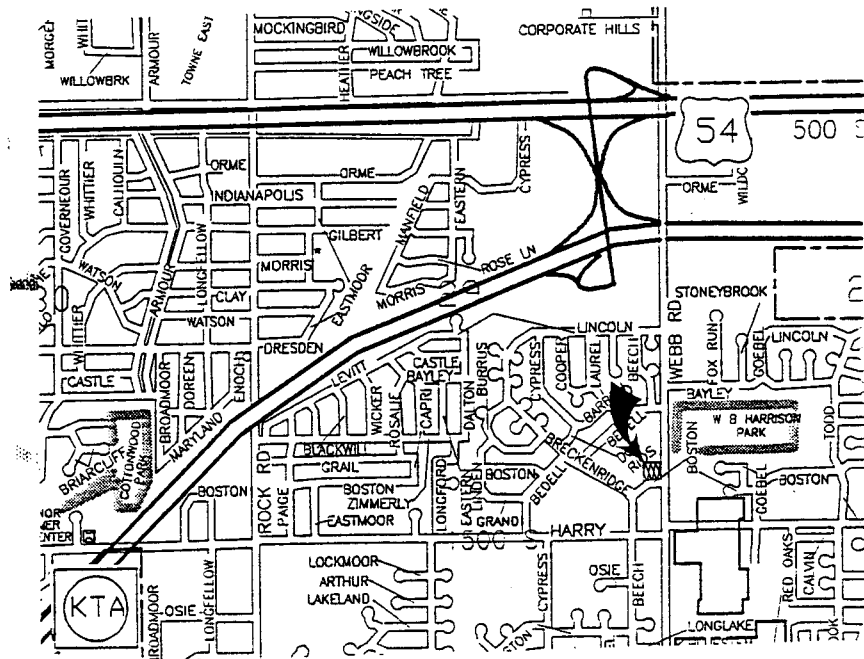
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 47,200 sq. ft.

CURRENT ZONING: "BB"

PROPOSED ZONING: "LC" (Z-3153)

VICINITY MAP:



NOTE: Although this site is a portion of a previously platted lot, subsequent development on another portion of that lot, a lot split and the now multiple ownerships of the overall lot has forced this portion of the lot to be replatted in order for it to be considered a buildable site on its own. This site has also been approved for a zone change (Z-3153) to "LC" zoning and corresponds to or is a portion of Parcel 3 of the Quail Meadows Community Unit Plan DP -53 Amendment #1.

STAFF COMMENTS:

- A. Based upon the sketch plat for this site, sanitary sewer does not appear to be directly available to the site. Other information, however, indicates that sewer may actually be available. City Engineering needs to confirm if a guarantee will be required for the extension of sanitary sewer.
- 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, a note shall be placed on the face of the plat indicating that this site is subject to conditions of the Quail Meadows Community Unit Plan, DP-53 Amendment #1.
- E. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- F. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. 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.