

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

November 17, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER:

S/D 88-97 - D.J. FISHER 2ND ADDITION

OWNER/APPLICANT:

Gery M. Fisher, 4715 W. Central, Wichita, KS
67212

SURVEYOR/ENGINEER:

Baughman Co.

LOCATION:

South of Central, between Anna and Baehr

SITE SIZE:

.14 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

1

1

MINIMUM LOT AREA:

5,534 sq. ft.

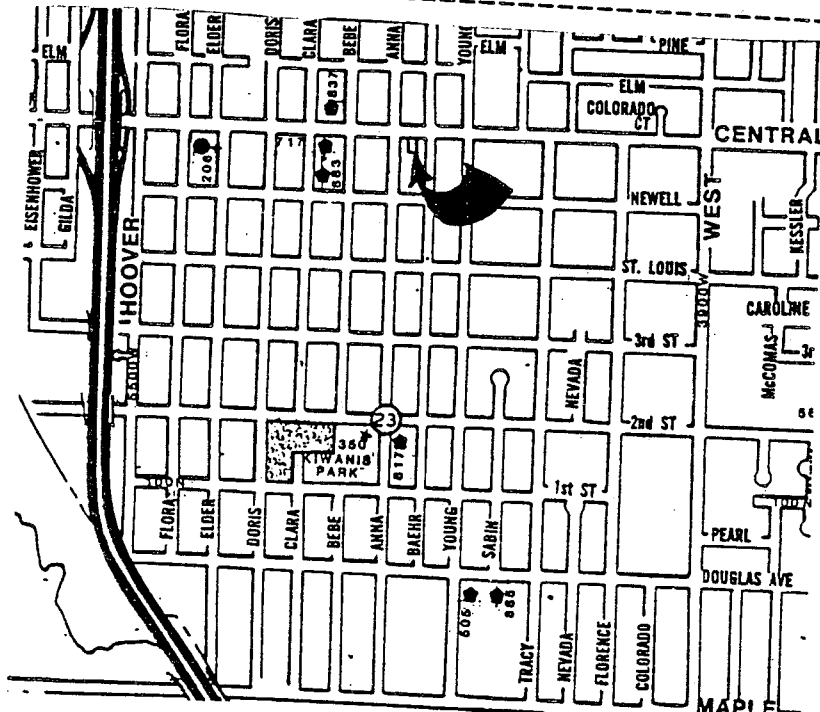
CURRENT ZONING:

"AA" (single-family)

PROPOSED ZONING:

"LC" (light commercial) (Z-2921)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change from "AA" (single-family) to "LC" (light commercial) zoning has been approved for this site subject to platting by August 16, 1989.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 he should close the residential-width drive approach to Central Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to a commercial-width standard.
- D. The final plat indicates the platting of the 20 foot building setback from Central 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.
- E. The applicant is advised to contact the Water Department to make arrangements for the relocation or installation of water meters made necessary by the replatting of this property.
- 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. 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. 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are drainage guarantees required with the platting of this property?

NOTE: This plat has been submitted in final form only.