

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO.

5

December 9, 1993

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 93-73 FANSLER ADDITION TO WICHITA, KANSAS

OWNER/APPLICANT: Dave Fansler, 841 North West Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Babar M. Khan, R.L.S., Municipal Engineers, P.A., 254 Laura, Wichita, KS 67211

LOCATION: West side of West Street, between 9th and Murdock

SITE SIZE: 0.6 Acres

NUMBER OF LOTS

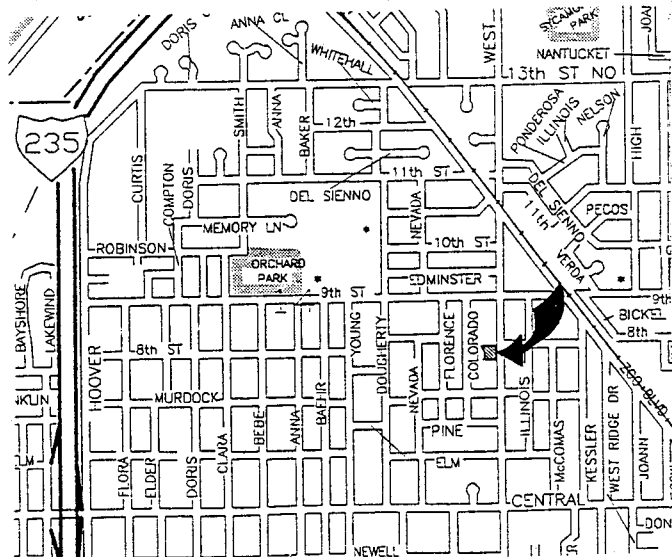
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 175 sq. ft.

CURRENT ZONING: "AA" and "B"

PROPOSED ZONING: "LC" Light Commercial (Z-3103)

VICINITY MAP:



NOTE: A zone change (Z-3103) from "AA" and "B" to "LC" zoning has been approved for this subject to platting. An existing residential structure is located on the site and apparently municipal facilities are already available.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required for this plat in terms of sanitary sewer or water facilities.
- 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. If requested by City Engineering, the final plat shall indicate at least two (2) feet of additional utility easement along this plat's entire west line.
- E. On the final plat tracing, the platator's text shall be amended to indicate that the access control is being dedicated to the City of Wichita and that the location of the allowed opening shall be approved by the City Engineer.
- F. Since the tie point for this plat is referenced to a previously platted lot corner, the surveyor's text shall reference the quarter section in which the plat is located.
- G. On the final plat tracing, the center line of West Street shall be labeled; i.e., "CL".
- H. On the final plat tracing, a legend shall be placed below the north arrow, indicating the symbol for all irons, rebar, (monuments), etc., found or set.
- I. On the final plat tracing, names of all individuals signing the plat shall be printed below their signature lines.
- J. On the final plat tracing a typographical error in the State Bank of Colwich's signature block shall be corrected; i.e., HHOLDERS.
- K. 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.

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. 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.