

September 29, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-71 KEN-MAR SECOND ADDITION

OWNER/APPLICANT: W. A. Michaelis, Jr., 211 N. Broadway, Wichita, KS 67202

CONTRACT PURCHASER: Bill Vinduska, 1455 N. Terrace, Wichita, KS 67208

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

LOCATION: South of 14th Street and west of Terrace

SITE SIZE: 1.75 ± acres

NUMBER OF LOTS

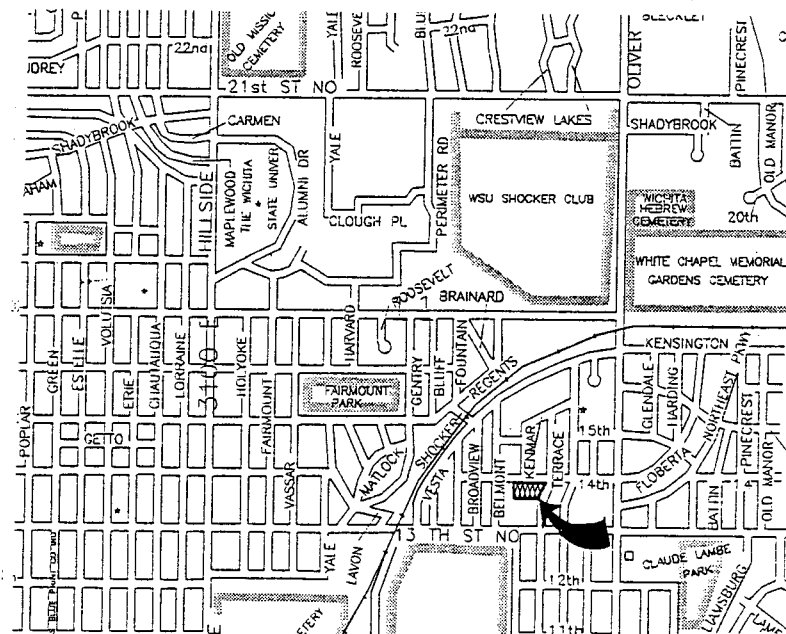
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.75 ± acres

CURRENT ZONING: B, BB, LC & C

PROPOSED ZONING: LC & C (Z-3132)

VICINITY MAP:



NOTE: An associated zone case (Z-3132 "B" and "BB" to "LC") has been approved for the west portion of this site, subject to replatting into one lot with the balance of the area leased to the Bulls-Eye Indoor Shooting Range, located at 1455 N. Terrace. A long, narrow building (27 feet wide) attached to the south end of the existing building is proposed which would allow for only a 9.5-foot building setback from Terrace at the closest point. This was discovered after the final plat prints were provided. Therefore, the agent is asking for permission to revise the final plat tracing to show approximately an 87-foot length of setback line jogging around the existing and proposed building, rather than the 57-foot length now shown on the final plat prints. Planning staff has no objection to this change.

STAFF COMMENTS:

- A. Due to the residential designation of 14th Street and existing single-family homes north of this site, access to 14th Street from this commercial lot should be limited. The final plat tracing shall grant access control to 14th Street except for one opening to align with Kenmar Drive.
- B. A sidewalk exists on Terrace Drive and on the east portion of this lot's 14th Street frontage. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on that portion of this lot's 14th Street frontage which does not presently have a sidewalk. The walk shall be constructed at the time of further development on this lot.
- C. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.

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