

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-9 - HENDRICKSON ADDITION

OWNER/APPLICANT: Zelda Hendrickson, c/o Tom Neff,
Century 21 Matt Eck Real Estate, 5512 W. Central,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Central, between Anna and Baehr.

SITE SIZE: 0.2 Acre

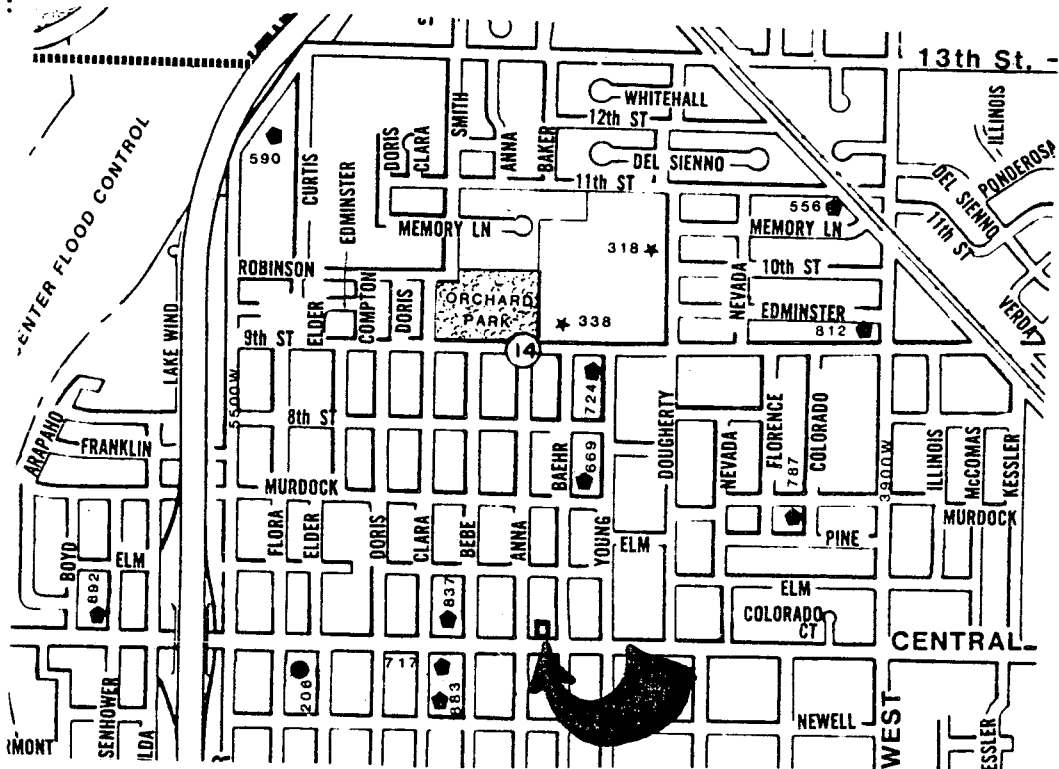
NUMBER OF LOTS:
Residential: _____
Office: _____
Commercial: 1
Industrial: _____
Total: 1

MINIMUM LOT AREA: 9,391.72 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2906)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A request for zone change from "AA" (single-family) to "LC" (light commercial) zoning has been filed on this site. This request for the zone change is scheduled for the MAPC's March 17, 1988 meeting.

- 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. Approval of this plat is subject to the approval of the applicant's associated zone case.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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