

March 2, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-19 GARRISON TIRE ADDITION

OWNER/APPLICANT: Colleen Garrison, 2335 S. Spruce Ct., Wichita, KS 67211
and
Philip Garrison, 1437 Cardinal Ln, Derby, KS 67037

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P. A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East of Hillside and north of 31st Street South

SITE SIZE: 2.74 Acres

NUMBER OF LOTS

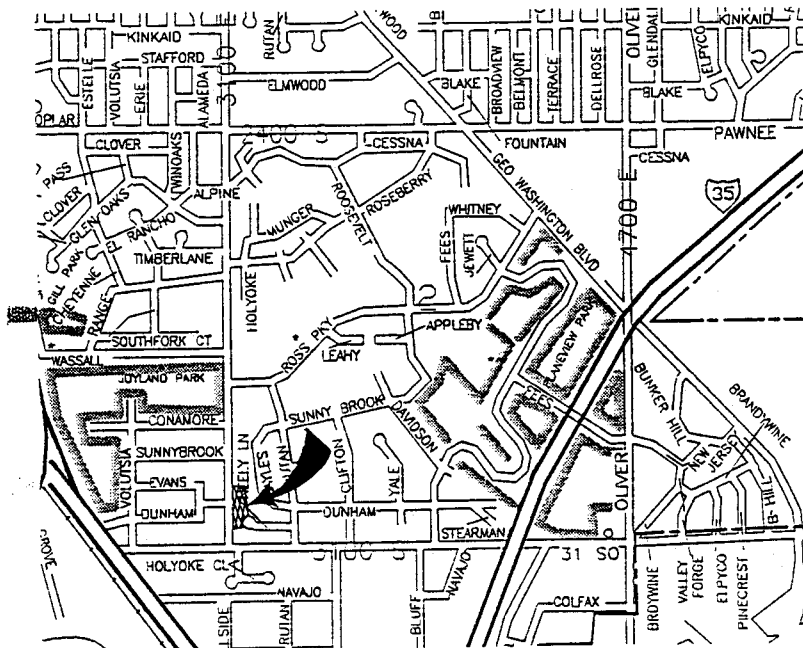
Residential:	
Office:	
Commercial:	2
Industrial:	—
Total:	2

MINIMUM LOT AREA: 32,291.1 sq. ft.

CURRENT ZONING: "RB" and "LC"

PROPOSED ZONING: "LC" (Z-3108)

VICINITY MAP:



STAFF COMMENTS:

Note: A portion of this site is involved in a zone change (Z-3108) from "RB" to "LC" zoning. The site is developed and involves previously platted properties.

- A. City Engineering needs to indicate if any guarantees are needed for sanitary sewer, water, or drainage improvements to serve this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As indicated by the sketch plat, while this site has three (3) existing openings, one opening appears to be in conflict with an existing building, with a second opening located to the north end of the site to serve a small parking area. The opening adjacent to the building on both an aerial photo and the sketch plat appears to not actually provide access for this site.

The final plat tracing shall indicate access control except for two (2) openings to Hillside from Lot 1. A guarantee shall also be submitted for the closure of one (1) opening.

- D. On the final plat tracing complete access control shall be dedicated to E. Neely Ct. from Lot 2. Both the face of the plat and the plat's text shall indicate such a dedication.
- E. The final plat shall indicate the platting of the 35-foot building setback from Hillside 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.
- F. Based upon the platting binder, a 20-foot easement was granted along the north line of this plat. This plat, however, is indicating only an 18-foot easement over a part of the north line of the plat. The existing building, however, would appear, if a 20-foot easement were provided, to be encroaching a portion of a 20-foot wide easement.

City Engineering needs to indicate if the easement, as depicted on this plat's north line, is adequate. This plat is attempting to vacate the previously granted easements and reestablish any such easements by the plat.

- G. Also in regard to the platting binder, it is noted that the binder is somewhat dated and does not indicate that 1994 taxes were paid. The applicant shall provide proof that all such taxes have been paid.

Also, the binder notes mortgages are being held by 1st National Bank of Haysville and Michelin Tire Corporation but no such parties are shown on the final plat. Proof shall either be provided showing the release of such mortgages or these parties shall be made signatories on the final plat tracing.

A revised or updated platting binder may be submitted as a means to satisfy property tax and/or mortgage concerns.

- H. On the final plat tracing, the tie point at the southwest corner of Lot 2 shall be properly indicated. This point is not the S.W. corner of a Lot 44 of the Quiktrip 4th Addition.
- I. 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.)
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. 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.
