

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 24, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER S/D 93-38 - GEORGE'S WEST ST. ADDITION

OWNER/APPLICANT: DG Properties, A Limited Partner, Attn:
Dick George, 410 N. West Street, Wichita,
KS 67203

SURVEYOR/ENGINEER: Baughman Company, Attn: Phil Meyer, 315
Ellis, Wichita, KS 67211

LOCATION: East side of West Street and north of
Second Street

SITE SIZE: 0.7 Acres

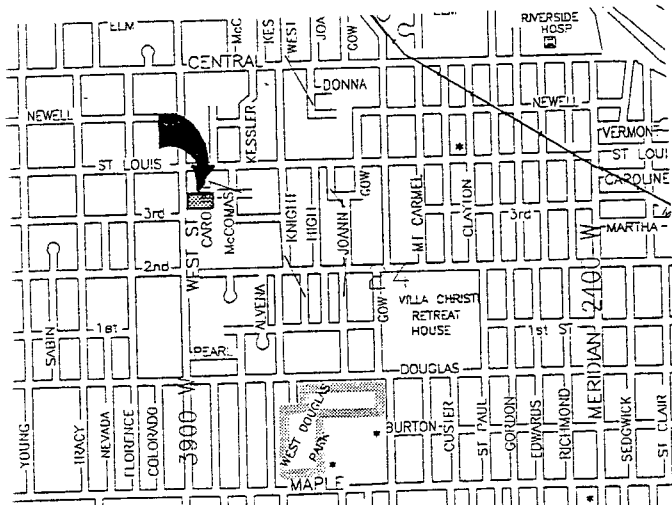
NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 28,290 sq. ft.

CURRENT ZONING: "AA", "B", and "LC"

PROPOSED ZONING: "LC" (Z-3094)

VICINITY MAP:



NOTE: This addition is being platted from portions of two larger lots. A zone change (Z-3094) has been submitted for the site which will result in all of this lot being zoned "LC" Light Commercial.

STAFF COMMENTS:

- A. This plat shall be subject to approval of the zone change case (Z-3094) and any related requirements.
 - B. As a developed area, this site appears to be served by needed utilities. City Engineering needs to indicate if any additional guarantees are required.
 - C. This site is already occupied by a building/use which has not established any access from the site itself, directly out to West Street. Apparently, access has been occurring across the properties north and south of the site. Traffic Engineering needs to indicate, therefore, if this plat should be required to plat complete access control to West Street or if one-opening would be acceptable. Since the property either side of this site appears to be owned by the applicant(s) for this plat an access agreement could be established which would allow this site to continue its present form of access, with complete access control required for this plat.
 - D. The final plat shall indicate the platting of the 35-foot building setback from West Street 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 only apparent easements being shown at this time on the plat were established by separate instrument, one being private and the other public. In terms of the public easement, this easement could or should be replatted under KSA 12-512 (b) and should be indicated as such in the Surveyor's text. If left as shown on this final plat and if no other public easements are required for this site, reference to granting of public easements should be deleted from the platting's text.
 - F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
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- G. The applicant(s) are advised that as owners of the adjacent properties, that the platting of this site from those previously platted lots may require the replatting or lot-splitting of these sites before any further development may be allowed on the remaining portions of Lots 37 & 38 of Knight Acres.
- H. Prior to this plat being released for recording, various items noted in this site's platting binder need to be resolved, this including:
1. Additional ownerships are indicated in the binder, but are not shown as signing the plat.
 2. A mortgage is noted on the site but no signature is indicated for the mortgage holder.
 3. Unpaid property taxes for 1992 are indicated.
- The plat will not be released for recording unless the above items are resolved.
- 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
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