

SURDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

October 29, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-53 - GOEBEL BROS. 4TH ADDITION

OWNER/APPLICANT: Star Lumber and Supply Company, c/o Michael G. Goebel, 325 S. West Street, Wichita, KS 67213

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

LOCATION: South side of McCormick in an area west of Sheridan.

SITE SIZE: 11.2 Acres

NUMBER OF LOTS

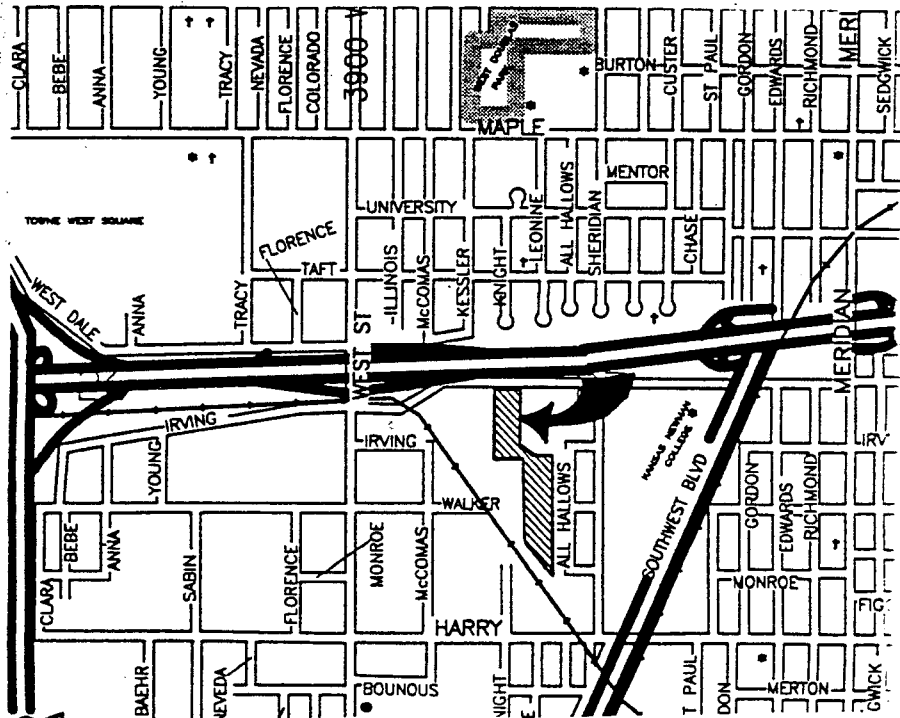
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 11.2 Acres

CURRENT ZONING: "E" and "AA"

PROPOSED ZONING: "E" (Z-3069)

VICINITY MAP:



NOTE: This Addition is in part a replat which is combining unplatted property (the southern portion of the plat) with an existing Addition (Goebel Bros. 3rd Addition). The southern portion of this site is also involved in a zone change request from "AA" one-family to "E" light-industrial zoning (Z-3069).

- A. City Engineering needs to indicate if this site has any additional improvement requirements beyond those originally required for the Goebel Bros 3rd Addition. In particular, are any new guarantees needed for drainage improvements.
- B. Approval of this plat will be subject to approval of the associated zone change (Z-3069) and any applicable platting requirements of that zone change. This plat will not be scheduled for City Council review until the zone change is approved by the City Council.
- C. As is indicated by the sketch plat for this Addition, access to the southern section of the plat is severely restricted by two existing buildings. While the property to the west of this site is apparently in the same ownership (or will be) as is indicated for this site, some means of access needs to be provided or assured to this portion of the Addition. The applicant shall either create in the adjoining property an access easement to benefit this site or provide some other means of access agreement between this site and adjoining properties. The applicant shall submit such documents to Planning for recording with the plat.
- D. City Engineering needs to indicate if the vacation of a 20-foot drainage easement along the west line of the southern section of the plat is acceptable.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. According to the platting binder, ownership of a portion of this site is not presently vested in the parties indicated in the final plat. Prior to this plat being released for recording proof shall be provided that ownership of all of the site is with the parties signing the plat.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

K. 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.