

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

November 12, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-58 - HALE ADDITION

OWNER/APPLICANT: Ron Hale, 121 East 89th Street South, Wichita,
KS 67233

SURVEYOR/ENGINEER: Babar M. Khan, R.L.S., Municipal Engineers,
254 Laura - Suite 201, Wichita, KS 67211

LOCATION: North of 68th Street South and East of
Hydraulic

SITE SIZE: 0.5 Acre

NUMBER OF LOTS

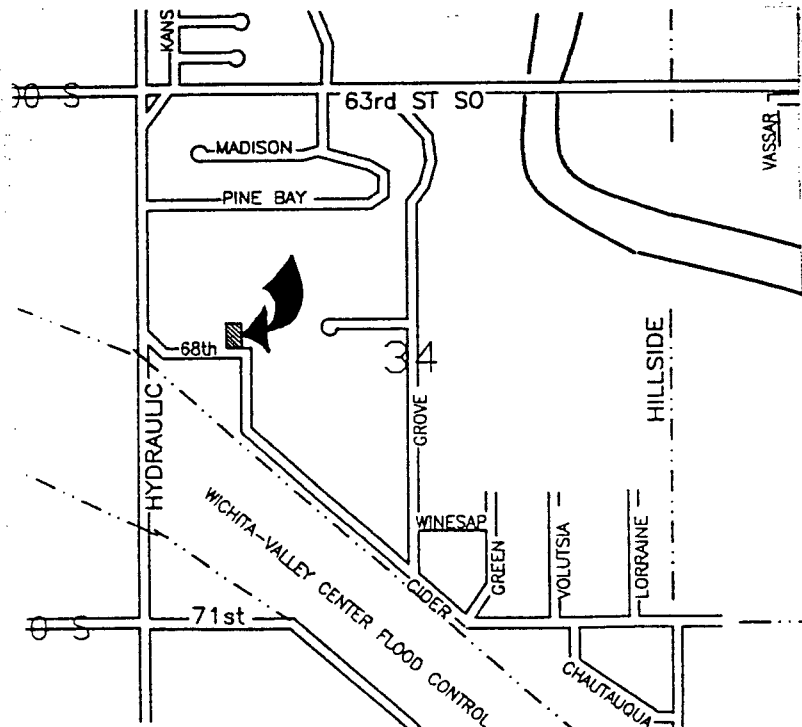
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|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 0.5 Acre

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E"

VICINITY MAP:



NOTE: This site is presently zoned "R-1" Suburban Residential but has been approved for "E" Light Industrial zoning subject to platting. This site is just under 22,000 square feet in size and is not served by municipal water or sanitary sewer.

STAFF COMMENTS:

- A. Under "E" Light Industrial zoning, a minimum lot size of 20,000 square feet is required; however, if on-site water and a septic system are to be used, a minimum lot size of 40,000 square feet is to be provided. This lot is indicating an area of just under 22,000 square feet. Approval of this plat will therefore be subject to the extension of water to this site or Health Department approval of on-site water and a septic, sanitary sewer system and a waiver of the 40,000 square foot requirement. A memo shall be submitted to Planning, from the Health Department indicating such an approval and waiver.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. County Engineering needs to indicate any paving requirements for 69th Street South. This street is presently unpaved, with this plat representing a second area of industrial zoning being created adjacent to this street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Whether viewed as a suburban residential street or a developing industrial street, the existing 60-foot of right-of-way is below the 70-foot required in either case. This plat shall therefore indicate the dedication of 5-additional feet of right-of-way. The platting should note this dedication. Based on the legal description in the title binder, the original dedication or easement for 68th Street South was necessarily taken from this property. Consequently, the final plat tracing should indicate any right-of-way actually dedicated by this plat.
- F. As required by "E" zoning, a 35-foot building setback shall be indicated from 68th Street South.
- G. The final plat shall indicate L. O. Breckenridge Jr. as the MAPC chairman and F. M. Ojile as the Wichita Mayor.
- H. If this plat requires the platting of a minimum building pad elevation, it shall be indicated both on the face of the plat and in the platting's text. It shall also be noted if the elevation refers to the lowest level or opening. Both on-site and off-site benchmarks shall be indicated.
- I. Since 68th Street South is not indicated as an arterial, the

dedication of access control is not a requirement and consequently, unless requested by County Engineering, need not be indicated in the final plat tracing.

- J. The applicant is advised that this site is within an area, designated by the Army Corps of Engineers, as a 25-year ponding area. Development in such areas may require Army Corps of Engineer approval.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if a minimum building pad is required and any requirements concerning this site being within a ponding area.

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