

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

December 9, 1993

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 93-72 HALL INDUSTRIAL ADDITION

OWNER/APPLICANT: Scott C. Hall, 820 N. Central, Harper, KS 67058

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

LOCATION: West of West Street on the north side of K-42

SITE SIZE: 9.46 Acres

NUMBER OF LOTS

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

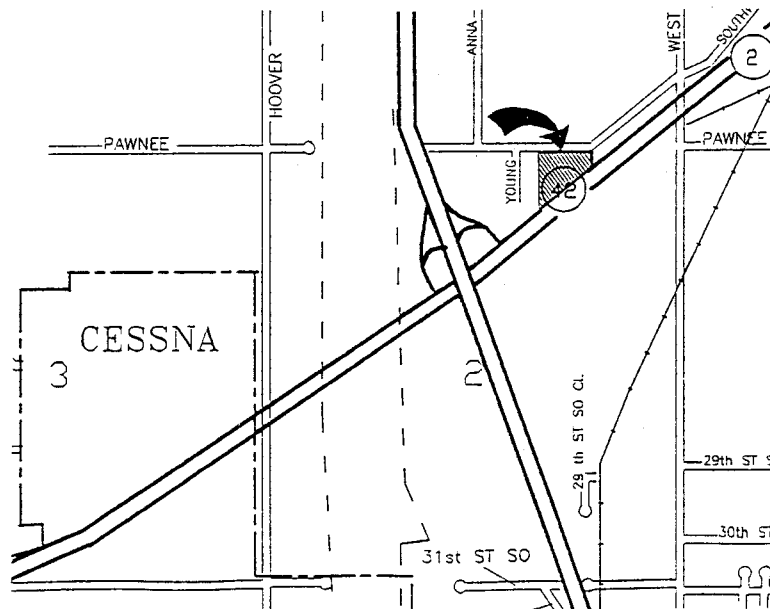
MINIMUM LOT AREA: 337.3 sq. ft.

CURRENT ZONING: "E" Light Industrial

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**VICINITY MAP:**



NOTE: West of West Street, Pawnee is no longer classified as an arterial. However, zoning either side of Pawnee is light industrial and consequently this street needs to be developed to the industrial standard.

STAFF COMMENTS:

- A. Although City sewer and water are adjacent to this site, it is not apparent that these facilities are directly accessible. City Engineering needs to indicate if any guarantees are needed for the extension of these facilities to or along this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property
- C. When the Vanderhoff Gardens Second Addition west of this site was platted, an attempt to obtain a paving petition for Pawnee failed. As an industrial site, all adjacent streets should be paved.

The applicant shall again attempt to obtain a valid paving petition from West Street to the west line of the Vanderhoff Gardens Second Addition, that is, to Anna Street. If this cannot be obtained, a petition if valid, shall be provided at least to the west line of this plat. If a valid petition cannot be obtained in either case, the applicant shall submit an affidavit indicating that this site will not oppose any future paving requests.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Industrial streets are required to be platted with 70-foot rights-of-way. Since only 30-feet has been provided from this side of Pawnee, the final plat tracing shall dedicate an additional 5-feet of right-of-way. This shall be noted both on the face of the plat and within the plat's text.
- F. Since Pawnee is not an arterial street at this location, access controls need not be dedicated. The final plat may therefore be amended to eliminate any such dedication.

The face of the plat shall however, note that except for the present connection from K-42 to the drive (at this plat's southwest corner) that there is no access between K-42 and the drive adjacent to this site.

S/D 93-72 HALL INDUSTRIAL ADDITION Final Plat

December 9, 1993

Page 3

- G. On the final plat tracing the tie point reference to the section corner, to the west of this site, would appear to be properly indicated as the N.W.Cor.,N.E.1/4, Sec.2, TWP 28-S, R-1W rather than the N 1/4 Cor. etc.
- H. On the final plat tracing, it also appears that Line 11 of the legal description should include the word "thence" south at right angles to the North line....
- 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. 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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