

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

May 27, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/29/93)

CASE NUMBER: S/D 93-21 - GRIFFIN PARK 2ND ADDITION

OWNER/APPLICANT: Crown Commercial Builders, Inc., 1125 S. Rock Road - Suite 9, Wichita, KS 67207

SURVEYOR/ENGINEER: Mark A. Savoy, Savoy, Ruggles, & Bohm, P.A., 841 S. Hillside, Wichita, KS 67211

LOCATION: Northeast corner of Hydraulic and 57th Street South

SITE SIZE: 9.4 Acres

NUMBER OF LOTS

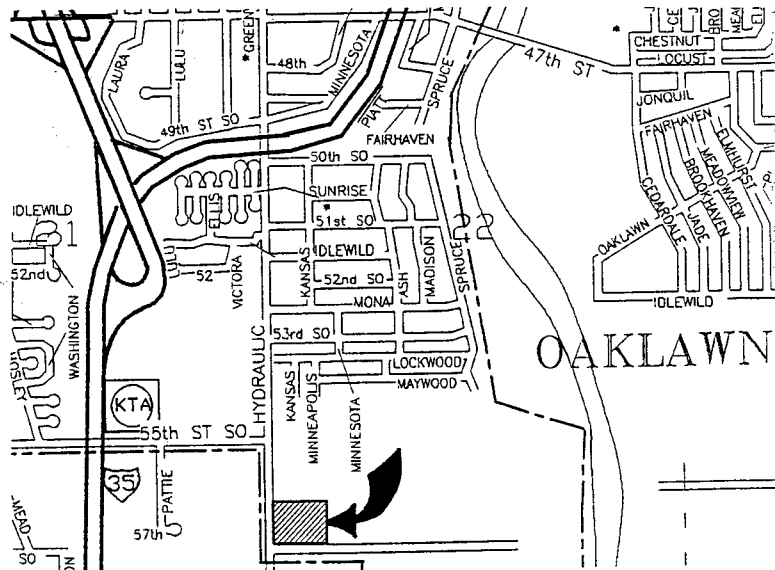
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 50,880 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

PROPOSED ZONING: "E" Light Industrial, (Z-3087)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A zone change (Z-3087) from "AA" one-family to "E" Light Industrial zoning has been approved for this site. While during the zone change review, it was not indicated that a two-lot plat was being considered, this preliminary does indicate two lots. Access to one of the lots is, however, indicated by means of a street (57th Street South) which is below the right-of-way standard for industrial-type streets and is also paved to a standard below what is required of streets providing access to industrial property.

As is indicated by this plat, 57th Street South was obtained by condemnation and apparently came from the property south of this proposed plat. At this time, the sole purpose of 57th Street appears to be the provision of access to the City of Wichita's water plant located east and south of this site. Immediately south of this plat (south of 57th Street) is an area of County "R-1" Suburban Residential zoning. Typically, an industrial site should not use or have access to a street intended for residential uses. However, because of the conditions surrounding the tract south of this plat, it is not likely that this tract would or even should develop for residential purposes.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, complete access control shall be indicated, on the face of the plat, across this Addition's south property line. This 15-foot drainage dedication shall also be indicated as street dedication.
- E. In the event that a public street is established along this site's south property line (57th Street South) a 20-foot building setback needs to be shown along the south lines of Lots 2 and 3.
- F. On the final plat tracing, the Mayor's signature block shall be amended to indicate Elma Broadfoot as Mayor.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the minimum building pad elevation is acceptable.