

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

April 29, 1993

STAFF REPORT  
(Preliminary Plat)

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:	2
Total:	2

MINIMUM LOT AREA: 114,384 sq. ft.

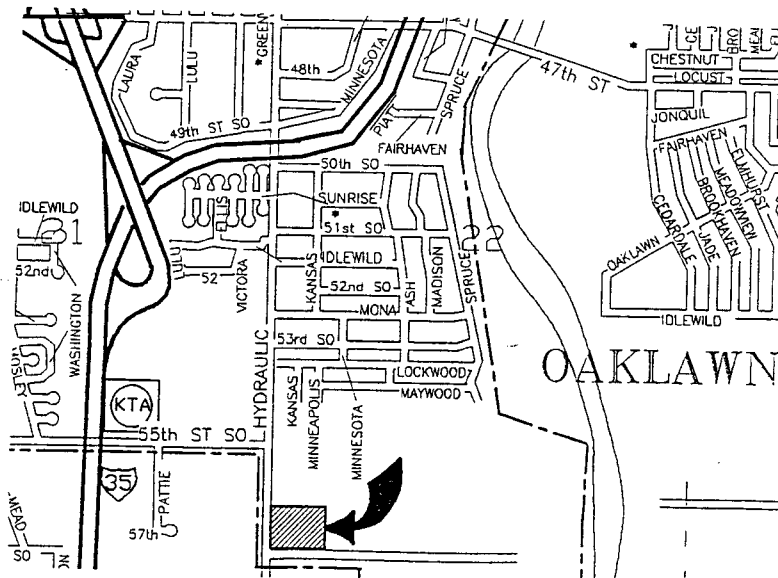
CURRENT ZONING: "AA" One Family Dwelling

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

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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. Although City sanitary sewer and water lines appear to be adjacent to this site, City Engineering needs to indicate if these facilities are directly available or if additional guarantees are needed to actually extend these facilities to either or both lots.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since access to Lot 2 is being provided from 57th Street South and the expected development of this area is industrial and/or commercial in nature, this plat shall dedicate sufficient right-of-way for an industrial street and submit a guarantee for its paving. Based on the previous condemnation case having acquired right-of-way from the property to the south, this plat shall indicate for 57th Street South the dedication of 30 feet of right-of-way.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Traffic Engineering needs to indicate if the access controls being shown to Hydraulic are adequate or if any changes need to be made.
- F. The final plat shall clearly indicate, and note in the plat's text, the dedication of street right-of-way for Hydraulic and 57th Street South.

- G. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.