

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 7

JUNE 30, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-47 - HAYS AND BELL ADDITION

OWNER/APPLICANT: George M. Bell, 1745 N. Colorado, Wichita, KS 67212

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: North side of 13th, between Grove and Green.

SITE SIZE: 0.8 Acre

NUMBER OF LOTS:

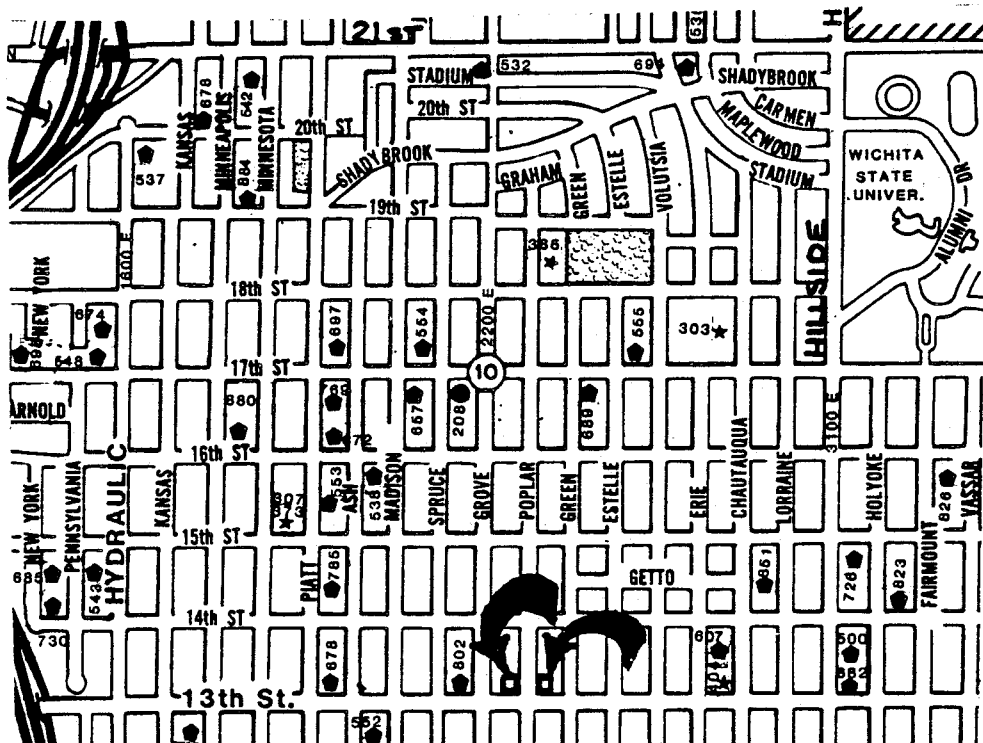
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 16,750 Sq. Ft.

CURRENT ZONING: "LC"

PROPOSED ZONING: "C" (Z-2879)

VICINITY MAP:



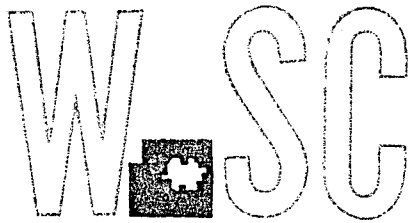
STAFF COMMENTS:

NOTE: The applicant's associated zone change (Z-2879) requesting "LC" (light commercial) to "C" (commercial) has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of one driveway to 13th Street North from each of the two lots. These driveways need to be closed to match the requested access control.
- 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 "access control except for one opening" shall be indicated across the south line of each of the Lots to 13th Street North.
- E. On the final plat tracing two blocks shall be platted.
- F. On the final plat tracing, the north 5 feet of the western lot shall be granted as a utility easement.
- G. On the final plat tracing, the north 5 feet of the western lot shall be contingently dedicated for alley purposes. The contingency shall be based on the opening up of the alley. A dedication based upon this contingency is consistent with the replatting that occurred on the property to the east (C.E. Nichols Addition).
- H. The final plat tracing shall indicate the platting of a 35-foot building setback from 13th Street through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. On each lot, a 20-foot setback shall be platted from Poplar Street.
- I. An application for subdivision approval shall be submitted which is signed by George M. Bell or his authorized agent.
- J. 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.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

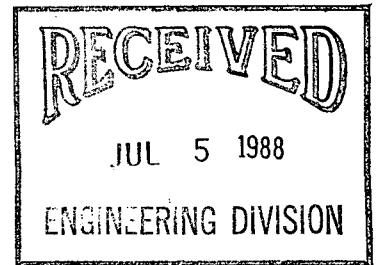
Note: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



July 1, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-47 - HAYS AND BELL ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 30, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The owner of the western lot is reminded of his agreement to clean up and screen the north line of his lot. This agreement was made to the Planning Commission when the associated zone change case was considered. Prior to this plat being forwarded to the City Council for review, the owner of the western lot will need to complete the lot clean up and install the screening.
- B. The applicant is advised that he should close the residential-width drive approaches to 13th Street North if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- C. On the final plat tracing "access control except for two openings" shall be indicated across the south line of each of the Lots to 13th Street North.
- D. On the final plat tracing two blocks shall be platted.
- E. On the final plat tracing, the north 5 feet of the western lot shall be granted as a utility easement.
- F. On the final plat tracing, the north 5 feet of the western lot shall be contingently dedicated for alley purposes. The contingency shall be based on the opening up of the alley. The east 5 feet of the eastern lot shall be contingently dedicated for alley purposes. The contingency shall be based on the opening of the alley and the removal of that portion of the building within the alley.

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- G. The final plat tracing shall indicate the platting of a 35-foot building setback from 13th Street through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. On each lot, a 20-foot setback shall be platted from Poplar Street.
- H. An application for subdivision approval shall be submitted which is signed by George M. Bell or his authorized agent.
- 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. 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 7, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dik
Enclosure

cc: George M. Bell, 1745 N. Colorado, Wichita, KS 67212
Dean H. Hays, 1128 N. Market, Wichita, KS 67214
Mike Lindebak, City Engineer