

August 22, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 96-54 R.T.I. ADDITION

**OWNER/APPLICANT:** Ralph S. Reida, President, Refrigeration Technologies, Inc., P. O. Box L, Cheney, KS 67025

**SURVEYOR/ENGINEER:** Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

**LOCATION:** South of 55th Street South and west of 375th Street West

**SITE SIZE:** 5.2 Acres (226,300.0 sq. ft.)

**NUMBER OF LOTS**

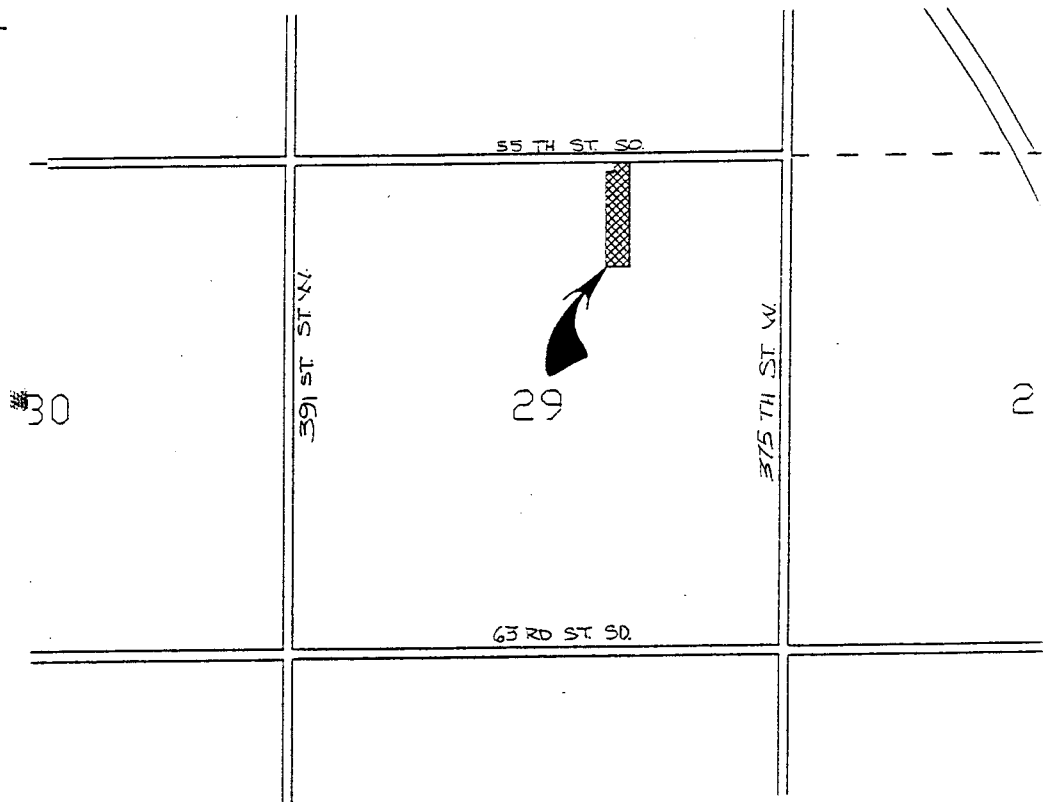
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

**MINIMUM LOT AREA:** 5.0 ± Acres (217,800 sq. ft.)

**CURRENT ZONING:** "R"

**PROPOSED ZONING:** "E" (SCZ-0708)

**VICINITY MAP:**



NOTE: A zone change (SCZ-0708) has approved this site for "LI" industrial zoning. The zone change was actually provided to allow for the expansion of a legal, nonconforming existing business. As a condition of the zone change, platting was required. Being on an unplatted tract, the expansion of the existing use beyond 30% would also have required the platting of the site.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The Health Department also needs to indicate any other requirements concerning the use of on-site facilities. Specifically, does a covenant need to be submitted restricting waste volumes and materials to those typically generated by residential uses.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Based on the existence of a floodway on this site, County Engineering needs to indicate if a minimum building elevation is required. If required, such elevation shall be noted both in the platting text and on the face of the plat. Also, both an on-site and off-site benchmark shall be shown.
- D. In regard to the floodway, County Engineering also needs to indicate if the involved area of this lot should be shown as an easement or if a Floodway Reserve is more appropriate.
- E. It should be noted that for non-residential lots, the lot depth to width standard of 2 1/2:1 does not apply.
- F. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how

this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- 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 and/or County Commission.
- L. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to comment on any minimum building pad requirements and the acceptability of the indicated floodway.

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