

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

March 19, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-13 - PLACE THIRTEEN 2ND ADDITION

OWNER/APPLICANT: Joe Cowan, 2969 W. 13th St. N., Wichita, Kansas 67203

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

LOCATION: South of 13th St. N. and West of Meridian

SITE SIZE: 1.2 Acres

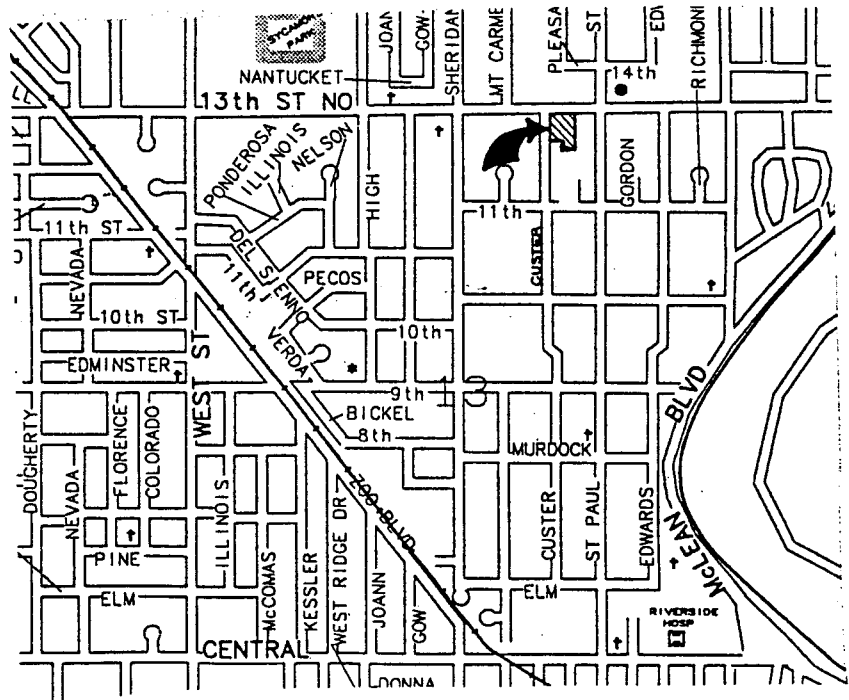
NUMBER OF LOTS

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

MINIMUM LOT AREA: 20,098 sq. ft.

CURRENT ZONING: "LC" Light-Commercial

VICINITY MAP:



NOTE: This site was previously platted as a portion of the Place Thirteen (1st) Addition. Subsequently, a portion or portions of that addition were replatted into other additions. The area now being platted had consequently become only a portion of a lot and therefore became limited as to any possible changes or expansion of uses at that site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Traffic Engineering should be prepared to discuss access controls for this site. As recommended by the subdivision regulations this 2-lot plat should be encouraged to use a shared access opening to 13th St. North, centered on the common lot line. The present drive on Lot 1, being located close to the intersection, just off of Custer, presents a hazardous situation. The limited frontage to 13th Street also would not support the need for two openings.

It is Planning's recommendation that a joint access opening be created, with a guarantee provided to close the two existing drives.

- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of the 35 and 20-foot building setbacks from 13th St. N. and Custer through the existing buildings which encroach into the setback areas. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling those portions of the buildings within the setback areas. The buildings cannot, however, be enlarged within the setbacks and, if the buildings are removed, any new building construction must observe the platted building setbacks.
- F. As indicated in the platting binder for this site there are outstanding taxes due. Proof that all outstanding taxes have been paid must be submitted prior to this plat being released for recording.
- G. The platting binder indicates a mortgage being held on this site by Central Bank & Trust. This mortgage holder shall either be made a signer of the plat or proof submitted that the mortgage has been released.

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