

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
January 14, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-4 - MARCILEE COOK ADDITION

OWNER/APPLICANT: Ed & Marcilee Cook, 4300 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc., 334 S. Laura, Wichita, KS 67211

LOCATION: Northwest corner of Central Ave. and Nevada

SITE SIZE: .38 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 15,335 sq. ft.

CURRENT ZONING: "AA" Single Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3007)

VICINITY MAP:



NOTE: A zone change to "LC" zoning (Z-3007) has been approved for this site subject to it being platted into one lot by November 6, 1991. This zoning was approved and platting required in order to obtain appropriate rights-of-way, building setbacks, and access controls.

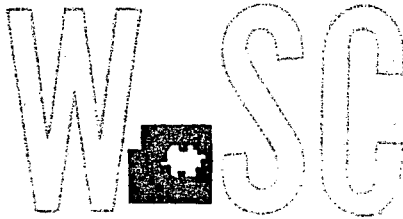
STAFF COMMENTS:

- A. The applicant shall attempt to obtain a valid paving petition for Nevada, from Central to Elm Street. If such a petition cannot be obtained, the applicant shall submit, for recording with the plat, an agreement to participate in any future paving of this street. This agreement can be obtained from the City Engineer's Office.
- 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. While a 20 to 35 foot setback, as is platted to the east side of Nevada, would normally be required for a site with "LC" zoning, because of the limited width of this lot a reduced setback should be considered. It is recommended that the setback to Nevada be set at 5-feet, except in the area of the existing building, where it would be allowed to be drawn around this structure. A sanitary sewer line is also in Nevada and several additional feet of easement should also be considered for this line. Consequently, this setback should also be labeled as a utility easement for the area adjacent to the sewer line.
- E. On the final plat tracing, the City Clerk's signature block shall be amended to indicate "Pat Burnett, Deputy City Clerk."
- F. Prior to the plat tracing being released for recording, the applicant will need to submit proof that 1990 taxes have been paid in full.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

J. Recording of the plat within 30 days after approval by the City Council.

K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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

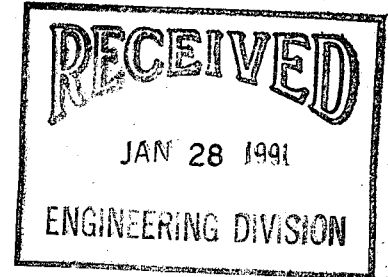


METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 24, 1991

Lowell High
Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67207



Re: S/D 91-4 (Final Plat) Marcilee Cook Addition

Dear Lowell:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 24, 1991, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall attempt to obtain a valid paving petition for Nevada, from Central to Elm Street. If such a petition cannot be obtained, the applicant shall submit, for recording with the plat, an agreement to participate in any future paving of this street. This agreement can be obtained from the City Engineer's Office.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. While a 20 to 35 foot setback, as is platted to the east side of Nevada, would normally be required for a site with "LC" zoning, because of the limited width of this lot a reduced setback should be considered. It is recommended that the setback to Nevada be set at 5-feet, except in the area of the existing building, where it would be allowed to be drawn around this structure. A sanitary sewer line is also in Nevada and several additional feet of easement should also be considered for this line. Consequently, this setback should also be labeled as a utility easement for the area adjacent to the sewer line.
- E. On the final plat tracing, the City Clerk's signature block shall be amended to indicate "Pat Burnett, Deputy City Clerk."

S/D 91-4 Marcilee Cook
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- F. Prior to the plat tracing being released for recording, the applicant will need to submit proof that 1990 taxes have been paid in full.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. 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, January 31, 1991 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

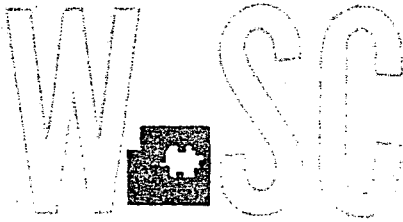
Kandace A. Jones

Kandace A. Jones
Associate Planner

KJ:sm
Enclosure

cc: Mr. & Mrs. Ed Cook, 4300 W. Central, Wichita, KS 67212
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 4, 1991

Lowell High
Hi-Tech Surveyors, Inc.
334 S. Laura
Wichita, KS 67207

Re: S/D 91-4 - Marcilee Cook Addition

Dear Lowell:

At the regular meeting of the Metropolitan Area Planning Commission on January 31, 1991, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of January 24, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check made payable to the Register of Deeds covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KAJ:jcm

cc: Mr. & Mrs. Ed Cook, 4300 W. Central, 67212
Mike Lindebak, City Engineer