

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

February 17, 1994

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 94-5 LORD OF LIFE LUTHERAN CHURCH
ADDITION

OWNER/APPLICANT: Mission Inv. Fund ELCA, 8765 W. Higgins Rd.,
Chicago, IL 60631

AGENT: Gene Francis, 12140 West Highway K-42, Wichita, KS
67227

SURVEYOR/ENGINEER: Macon Company, 114 East Fourth, Newton, KS 67114

LOCATION: South of 13th Street North between Maize Road and
119th West

SITE SIZE: 3.01 Acres

NUMBER OF LOTS

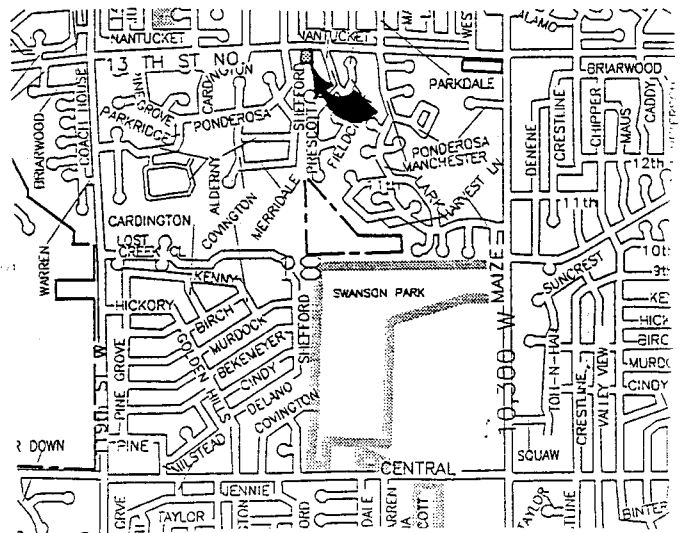
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.01 Acres

CURRENT ZONING: "R-1" County

PROPOSED ZONING: "AA" (Upon annexation)

VICINITY MAP:



NOTE: This site is still a County site, but is surrounded on all four sides by the City of Wichita. Municipal facilities are also apparently available to the site and will be used by this development.

STAFF COMMENTS:

- A. Prior to this plat being submitted for City Council review, the applicant shall request annexation to Wichita. If this annexation is completed prior to completion of the plat (forwarding to City Council), only City Council review will be necessary and the plat's title, County signature block, etc. should be changed accordingly.
- B. City water and sewer appear to be directly available to the site. City Engineering needs to indicate if, however, any guarantees are needed for these utilities.
- 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. On the final plat tracing, 10-feet of additional right-of-way shall be dedicated for 13th Street North. This dedication shall be clearly indicated on the face of the plat and noted in the plattor's text (Dedication section shown on this plat).
- F. On the final plat tracing, both the face of the plat and plattor's text shall note the dedication of access control to 13th Street North except for 2-openings. Depending upon the annexation's status, these openings should be indicated as being approved by the "City" or "appropriate" engineer.
- G. The plattor's text shall also be amended to indicate that utility easements are being granted for the installation and maintenance of all public utilities.
- H. On the final plat tracing, the references to "Streets" and "Building Lines" below the lot, need not be indicated.
- I. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to a review of the platting binder

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and any relevant conditions that may be noted.

- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from County and/or 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.