

March 20, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-21 - PRECISION METALCRAFT ADDITION

OWNER/APPLICANT: Robert M. Boorigie, 2853 S. Hillside
Wichita, KS 67216; Phone: 682-4551

AGENT: Austin Miller, P.A., 254 S. Laura, Ste 210,
Wichita, KS 67211; Phone: 262-1281

SURVEYOR/ENGINEER: LDJ, Inc., P. O. Box 781489, Wichita, KS 67278-1489; 648-4144

LOCATION: North of 31ST Street South, on the West side of Hillside.

SITE SIZE: 2.23 Acres

NUMBER OF LOTS

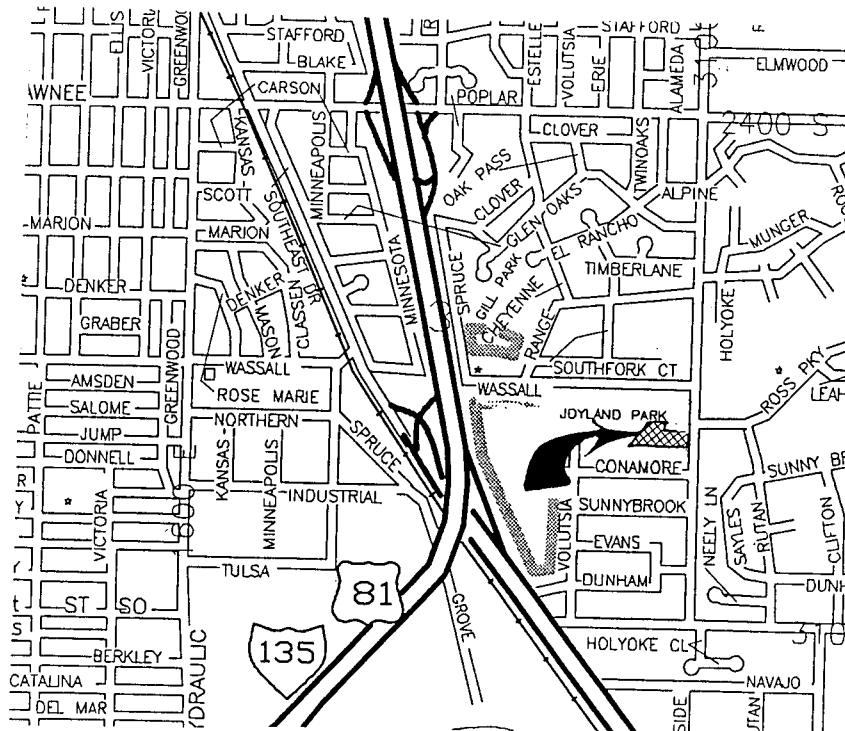
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 97,334 square feet

CURRENT ZONING: "LC" and "SF-6"

PROPOSED ZONING: "LI" (Z-3221 and Protective Overlay)

VICINITY MAP:



NOTE: A zone change (Z-3221) is under review for this site. The applicant is seeking "LI" zoning for the site in order to allow for the expansion of an existing non-conforming use. Present zoning is split between "LC" and "SF-6". The zone change was approved by the MAPC 2/27/97 and is scheduled for City Council consideration 4/01/97. In addition to the zone change, the site is also proposed to be covered by a protective overlay.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to the site. **City Engineering** needs to confirm if any additional guarantees are required and/or the need for any additional easements.
- 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. Since this plat is now dedicating right-of-way for Hillside (previously provided as an easement), the face of the final plat tracing shall clearly indicate such a dedication.

In regard to the area of contingent dedication, the face of the plat shall more clearly show the area involved in this contingent dedication.

If needed, a separate enlarged drawing of this area should be shown on the face of the final plat tracing.

- E. On the final plat tracing, both the face of the plat and the plat's text shall note/dedicate access control to Hillside except for one (1) opening. A guarantee shall be provided for any opening exceeding one (1).
- F. The applicant is advised that in regard to the portion of the building within the contingent dedication and those additional portions within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such areas will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- G. Based upon the legal description for this site, for the area of exception west of the lot being platted, the dimension along the north line of this exception area should be 200 feet instead of 223 feet. The applicant's agent needs to verify this and make any appropriate changes to the face of the final plat tracing or this plat's legal description.
- H. Based on the platting binder, the second half of 1996 property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

- I. Also, indicated in the platting binder are various easements to the Gas Service Company. While it appears that such easements involving this site are located in areas of street right-of-way, the applicant's agent needs to verify this. If any of these easements are encumbering this plat, such easements shall be shown and the plat will be subject to the standard pipeline conditions.
- 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. (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.)
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. The representatives from City Engineer should be prepared to comment on the status of the applicant's drainage plan.

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