

**METROPOLITAN AREA PLANNING COMMISSION
SUBDIVISION COMMITTEE**

AGENDA ITEM NO. 6

April 14, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-22 WINTERSET PLAZA ADDITION

OWNER/APPLICANT: Robert G. Bundy and Phillip A. Bundy, 6235 West Kellogg, Wichita, KS 67209

SURVEY OR/ENGINEER: S. E. Anderson, PE/LS Consulting Engineer, Route 1, Box 196, Whitewater, KS 67154

LOCATION: South of Central Avenue and east of Ridge Road

SITE SIZE: 2.05 Acres

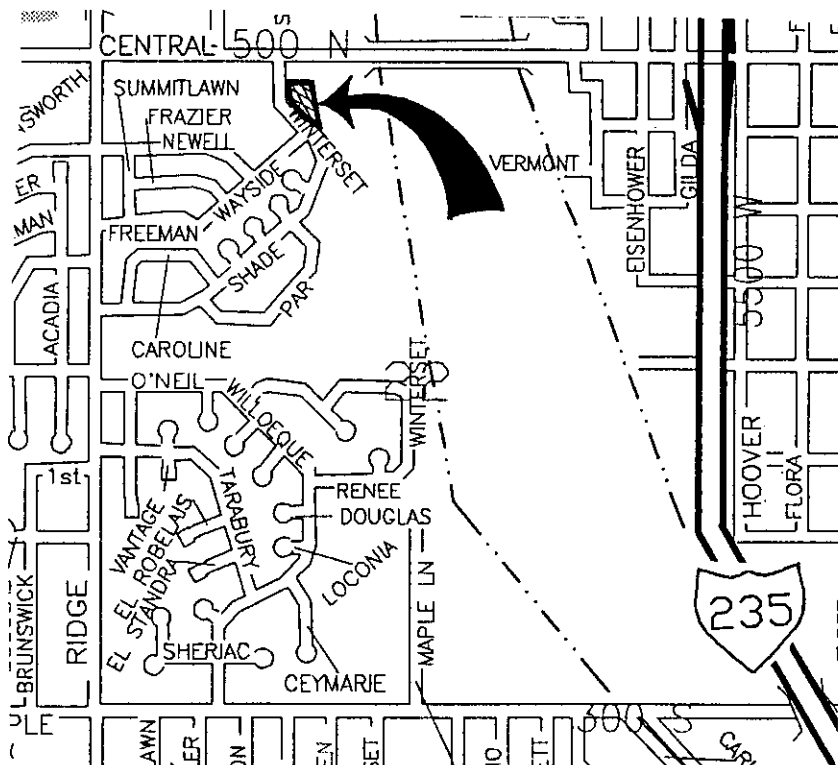
NUMBER OF LOTS:

Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 0.39 Acres

CURRENT ZONING: "LC"

VICINITY MAP:



NOTE: The site of this addition was originally platted as one lot. Subsequently, the site was involved in a lot split which created two building sites out of the original lot. To further divide the site into building sites, the applicant is now involved in this replat. As indicated on this plat, one of the lots does not have direct access to a public street. For non-residential purposes, lots are allowed to be platted without direct public access provided that an acceptable means of access is provided by an easement or access agreement and other acceptable means is provided for access to public water and sanitary sewer facilities.

STAFF COMMENTS

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The final plat tracing shall also indicate any needed easements for this sewer extension.
- B. The representative from the Water Department needs to indicate an acceptable means for Lot 2's access to the public water line in Winterset. That is, can Lot 2 use a private easement for a service line across Lot 1 or Lot 3, can such easement be part of an access easement, or does a public line need to be guaranteed to Lot 2.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a sidewalk certificate for the installation of a sidewalk along the east side of Winterset adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 2 will not have direct access to a public street, the applicant shall provide proof that the existing easement shown on the plat is acceptable for access or a new agreement, or easement will need to be created and recorded. A copy of the existing easement shall be submitted to Planning for review.
- G. On the final plat tracing, the center (CL) of Central shall be labeled and the right-of-way for Winterset shall be indicated .
- H. On the final plat tracing, the City Clerk's signature shall be amended to indicate Pat Burnett.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- 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 City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also, needs to indicate if this site is required to establish a minimum building pad elevation.

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