

July 3, 1996

STAFF REPORT
(ONE STEP Preliminary-Final Plat)

CASE NUMBER: S/D 96-40 VILLA CHRISTI SENIOR RESIDENCE ADDITION

OWNER/APPLICANT: Mennonite Housing Rehabilitation Services of Wichita, 3033 West 2nd Street, Wichita, KS 67203

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Street, Wichita, KS 67206

LOCATION: South of 2nd Street North and west of Meridian

SITE SIZE: 36,000 sq. ft.

NUMBER OF LOTS

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

MINIMUM LOT AREA: 36,000 sq. ft.

CURRENT ZONING: "TF3"

PROPOSED ZONING: "TF3"

VICINITY MAP:



NOTE: As indicated by this plat's name, the site is apparently being platted for a multi-family, elderly type housing development. At this time, however, the site is zoned TF-3 which basically allows one residential structure for single or two-family use. Under the new zoning ordinance, single, multi-family type uses can in certain cases be allowed under a conditional use. It is expected that the applicant will pursue either a conditional use or zone change for this site.

STAFF COMMENTS:

- A. Since direct access to sanitary sewer does not appear to exist at this time, the applicant shall guarantee the extension of sanitary sewer to the site.
- 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. Unless this plat is dedicating right-of-way, the platlor's text should delete any reference to platting or dedication of streets. Based on the legal description, it appears that the adjacent right-of-way was dedicated/acquired by another means and not by way of this plat.

The platlor's text shall also be revised in regard to access, noting that: one access opening as determined by the City Engineer, will be allowed.

- E. If any off-site easements are required to serve this site, such as shown along the south line of this plat, such easements shall be granted by separate instrument and submitted to Planning for processing with the plat.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. On the final plat tracing "Deputy" shall be deleted from the City Clerk's signature block.
- H. On the final plat tracing, the Legal Description shall be amended to indicate that this site is located in Township 27 South, not 37.
- I. 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.)
- J. 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.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted as a combined preliminary-final plat and will be placed on the next MAPC agenda if approved by the Subdivision Committee.