

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

JANUARY 14, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-125 - STARKEY ADDITION

OWNER/APPLICANT: Starkey Developmental Center for Retarded, Inc.,
144 S. Young, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: North side of Maple, between Tracy and Young.

SITE SIZE: 0.98 Acre

NUMBER OF LOTS:

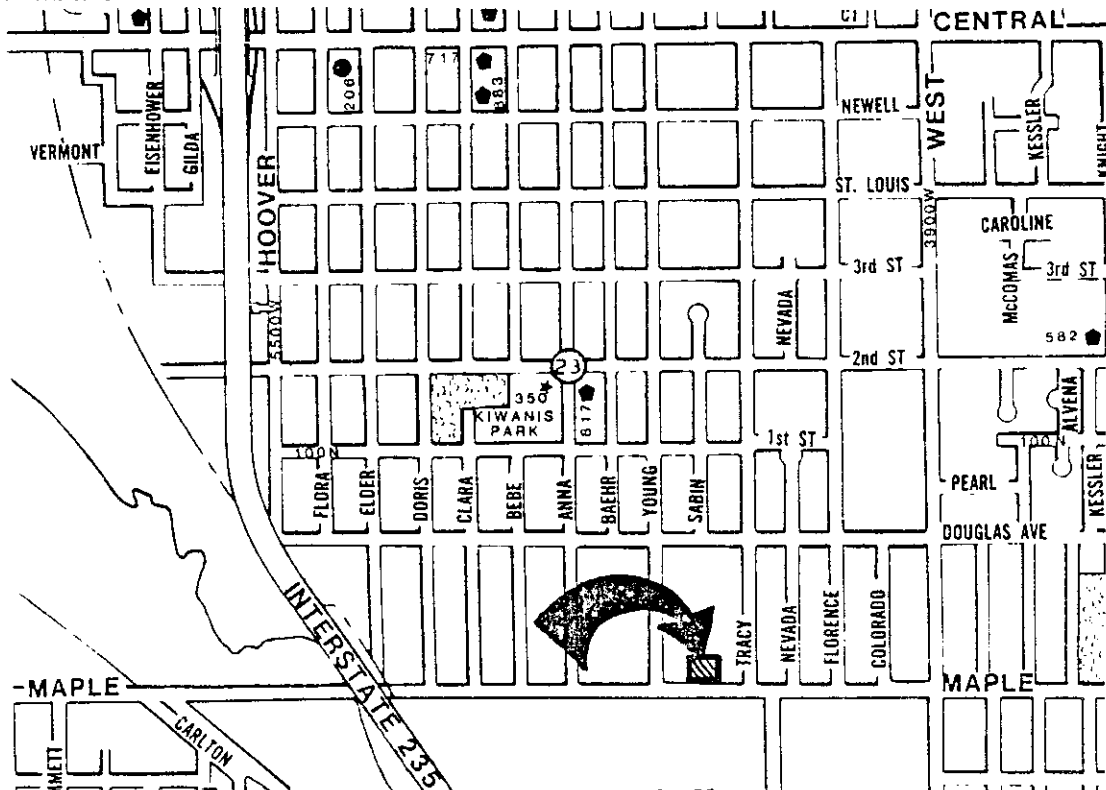
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 38,514.5 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2799)

VICINITY MAP:



STAFF COMMENTS:

NOTE: An associated zone case (Z-2799) requesting "LC" (light commercial) zoning, for the portion of this site that is presently zoned "AA", has been approved subject to replatting by April 14, 1988 (this date reflects a six month extension of time from the original date to complete the replat).

A. The applicant shall guarantee any drainage improvements required by the platting of this property.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. The applicant is advised that he should close the residential-width drive approaches to Maple Street ~~and~~ if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.

D. 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.

E. 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.

F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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

H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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