

November 21, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-84 - SAGERTY ADDITION

OWNER/APPLICANT: Bill and Yoshie Sagerty, 1801 Lexington, WICHITA, KS 67218

CONTRACT BUYER: Attn: Thomas Heigle, Autozone, Inc., 60 Madison Avenue - Dept. 8320, MEMPHIS, TN 38103

LESSEE: Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, SPRINGFIELD, MO 65804

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, WICHITA, KS 67211

LOCATION: South of Pawnee and east of Hydraulic

SITE SIZE: 1.42 Acres

NUMBER OF LOTS

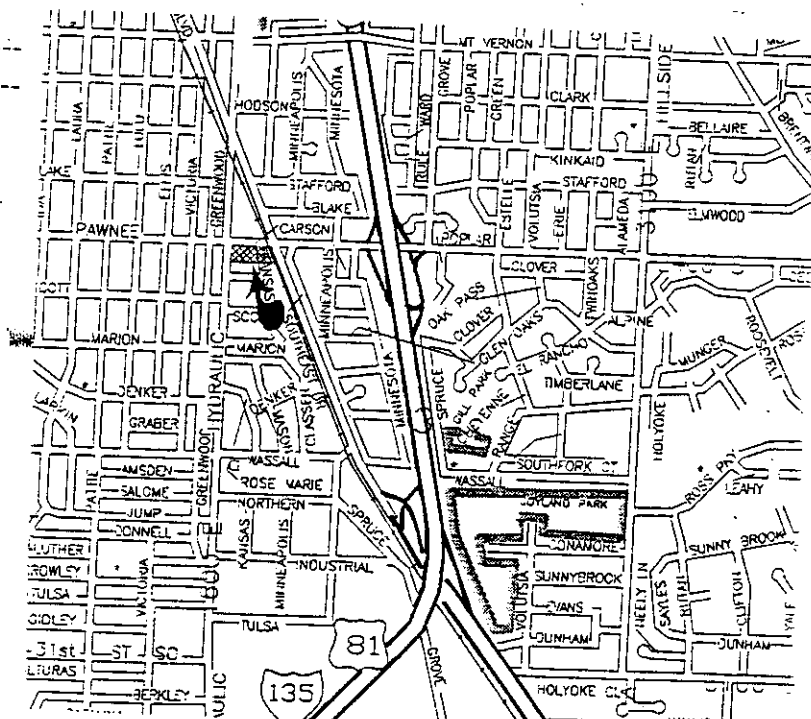
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 1.22 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



NOTE: A vacation case (V-1996) was originally submitted for this site in order to eliminate a north-south easement, platted originally to provide for sewer service to the residential uses, that were and still do occupy the site. The site was originally platted for individual, residential uses (lots), but is now being redeveloped for a commercial use (auto part sales). Because of the numerous requirements that would have been made as a condition of the vacation case, it was recommended that the applicant replat the site rather than pursue a vacation. It was also noted that as part of the replatting process, the vacation of Kansas Avenue adjacent to the site's east property line could be pursued. No street had at this time been actually installed at that location, ending instead just south of the site, without a normal turnaround.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees for sanitary sewer, water, or drainage improvements are required; and/or for abandonment of such facilities, at this site.
- B. The final plat tracing, as determined necessary by City Engineering, shall show appropriate right-of-way for a turnaround to terminate Kansas Avenue at this site's southeast corner.

A guarantee shall also be submitted for the installation of this turnaround.
- C. The applicant shall guarantee the closure of driveways located in areas of complete access control and/or exceed the number of allowed openings [closure of two (2) openings to Hydraulic].
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Traffic Engineering needs to comment on the access controls to be required for this site. Specifically, 100 feet of complete access control would be required along both Pawnee and Hydraulic from this site's northwest corner. However, in regard to Pawnee, complete access control would also be expected for a distance of 150 feet from the centerline of the nearest railroad track. Consequently, only one opening, approximately in the center of the site's frontage to Pawnee appears acceptable.
- F. The final plat tracing may indicate the platting of the 35-foot building setback to Hydraulic through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback. However, in regard to the building located in the utility easement, prior to this plat being released for recording, the applicant shall submit a letter indicating that the building has been removed.
- G. Unless the five (5) foot easement in the northwest quarter of this site was granted as a public easement, removal of the easement will require a release from the benefitting party. The applicant shall either provide such a release or document that the easement can be vacated through the platting process.

- H. 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.)
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. If any utilities need to be relocated due to this replat, the applicant shall submit letters from the utilities indicating that satisfactory arrangements have been made for such relocations.
- 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 in final form only.