

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

STAFF REPORT
(Final Plat)

September 1, 1994

CASE NUMBER: S/D 94-64 RUDY'S 2ND ADDITION

OWNER/APPLICANT: Rudy Stephen, 1678 N. Charles, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of 9th Street and east of Waco

SITE SIZE: 9,648 sq. ft.

NUMBER OF LOTS

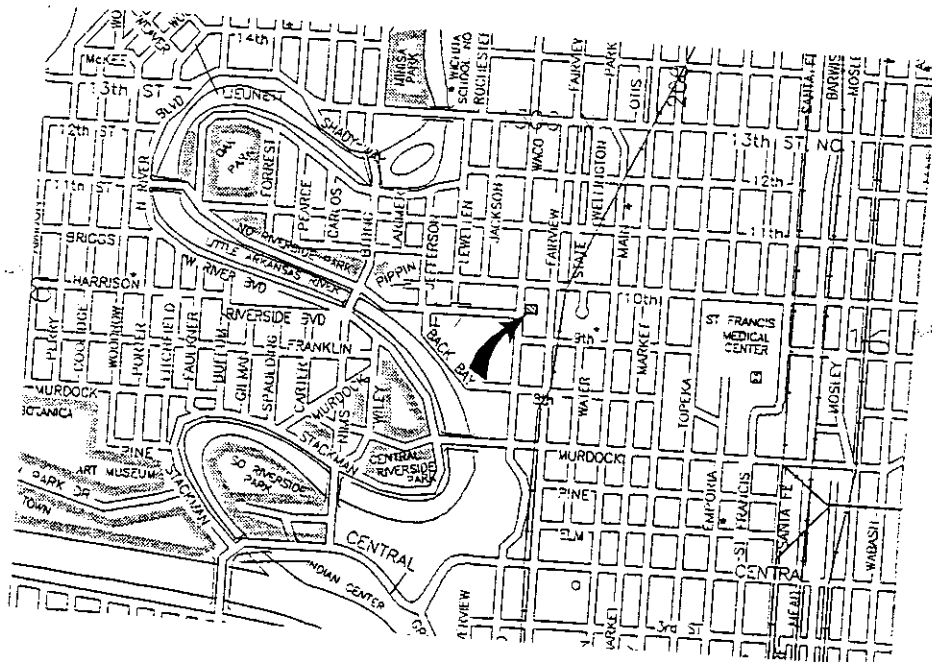
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	$\frac{1}{1}$

MINIMUM LOT AREA: 9,648 sq. ft.

CURRENT ZONING: "B"

PROPOSED ZONING: "LC" (Z-3125)

VICINITY MAP:



NOTE: Associated zone case Z-3125 "B" to "LC" for this property has been approved subject to replatting into one lot. The site is within 500 feet of the Sternberg House. The Kansas State Historical Society, in reviewing the related zone change request, has determined the proposed project will not encroach upon, damage or destroy any listed historic property or its environs. The State Historic Preservation Officer must review any building plans for this property.

STAFF COMMENTS:

- A. The final plat tracing shall dedicate an additional two feet for alley right-of-way.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the City Council.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.