

June 8, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-39 - S. JORDAN ADDITION

OWNER/APPLICANT: Stephen M. Jordan, Etal, P. O. Box 11387, Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 North Main, Wichita, KS 67203

LOCATION: North of Lincoln and west of Washington

SITE SIZE: 0.81 Acre

NUMBER OF LOTS

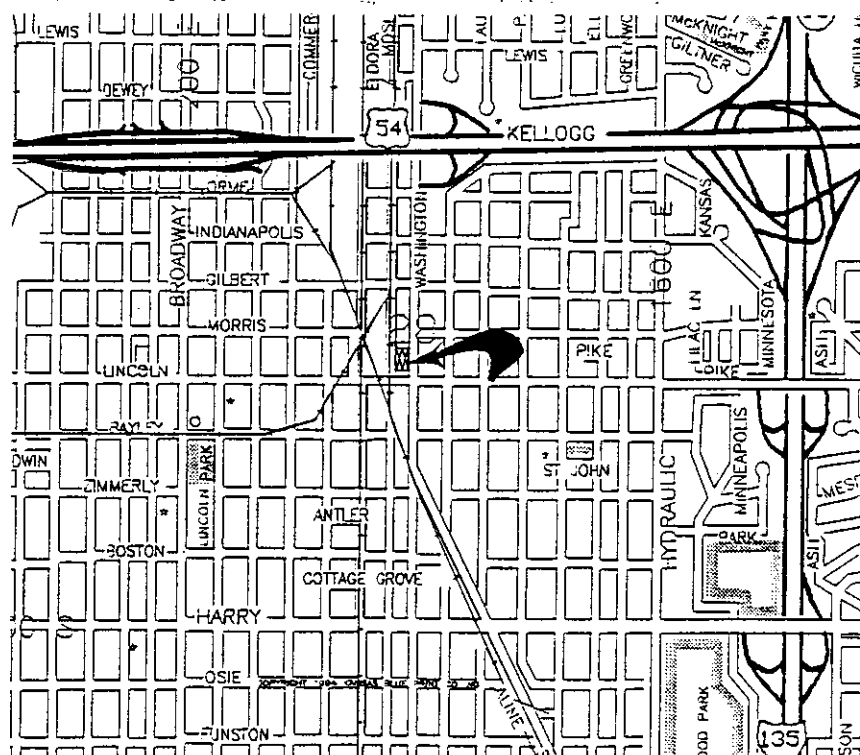
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

MINIMUM LOT AREA: 34,979.78 sq. ft.

CURRENT ZONING: "B" and "C"

PROPOSED ZONING: "E" Light Industrial (Z-3169)

VICINITY MAP:



NOTE: A zone change from "B" and "C" zoning to "E" zoning (Z-3169) is under consideration for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the closure of those driveway openings in excess of the number of approved openings to Washington.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. On the final plat tracing, sufficient right-of-way shall be dedicated for Washington to either; provide the typical 50 feet of 1/2 street right-of-way required for arterials such as Washington, or an amount considered appropriate by City Engineering. As indicated by the Maisch Addition immediately to the north, additional right-of-way should be required to meet the 50-foot standard of the Subdivision Regulations. The indicated 35-foot building setback shall be adjusted accordingly.
- D. Traffic Engineering needs to indicate the acceptability of the three openings being requested to Washington. That is, can three openings rather than two be supported for this site.
- E. The final plat shall indicate the platting of the 35-foot building setback from Washington through the existing building which encroaches 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 building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to review of the platting binder and any relevant conditions found by such a review.
- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.