

May 18, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-35 STERLING FARMS 5TH ADDITION

OWNER/APPLICANT: Kessler Enterprises, Inc, c/o Ritchie Development, 8100 E. 22nd Street North, Wichita, Ks 67226

and

OWNER: Miner Mike's Adventure Zone, Rt. Box 4776B, Osage Beach, MO 65065

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of 21st Street North and west of Tyler

SITE SIZE: 9.17 Acres

NUMBER OF LOTS

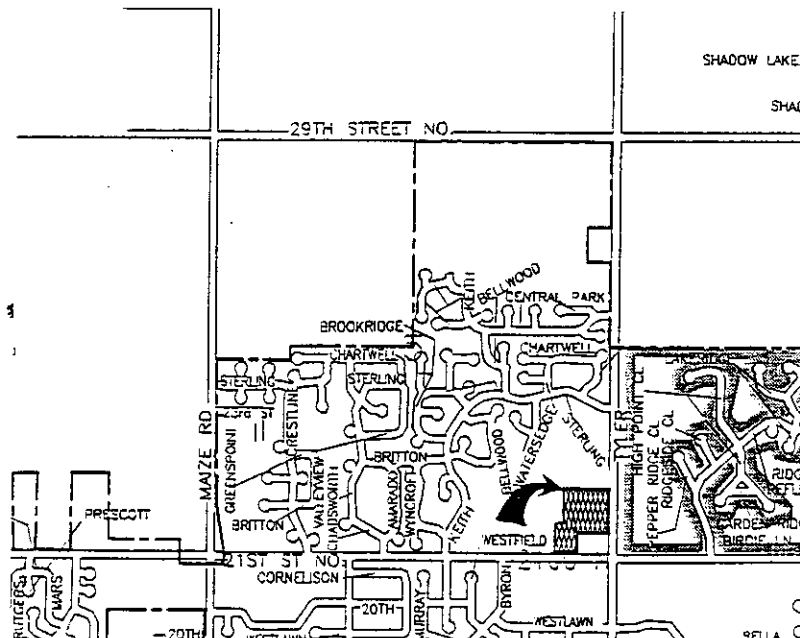
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 54,000 sq. ft.

CURRENT ZONING: "LC" (DP 177, Amendment #1) L/S 0878

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat has been accepted in final form since it involves primarily a replat of an existing portion of a platted site, into several lots for purposes of creating separate building sites. This plat is basically taking the eastern half of Lot 4, Block 6 of the Sterling Farms Addition and platting it into four (4) lots. This original lot was itself first lot split into two (2) building sites. The western half or portion of the original Lot 4 is itself an approved, separate building site under the lot split (L/S -0878). This site is also within the Sterling Farms Commercial, CUP, DP-177, with the lots now being platted located within Parcel 2 of the CUP.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any additional or new guarantees are required for this site or if agreements to respread the existing specials (petitioned improvements) is sufficient.
- 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. Both the face of the plat and the plattor's text shall more precisely indicate the access controls being established to Tyler Road. Specifically, one of the three allowed openings will apparently need to be located at the north line of Lot 2 in order to correspond to the 30-foot access easement. Then, in order to assure Lots 3 and 4 with access to Tyler, each lot should be allocated one of the other two allowed openings or these openings centered on the common lot lines of the lots.
- E. In regard to the access easement across the north line of Lots 2 and 3, this easement needs to be recorded by the applicant with the recording information shown in the plat tracing and a copy of the recorded easement submitted to Planning for the plat file.
- F. The platting binder presently indicates different individuals than shown on the plat as the parties representing Kessler Enterprises, Inc. Either the plat or the platting binder needs to be amended to show the same parties or other appropriate documentation provided as to who can represent Kessler.
- 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 the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. 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.