

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

November 12, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-60 - PMT ADDITION

OWNER/APPLICANT: PMT Properties, Inc., Attn: Larry G. Widmer,  
9418 Woodspring Ct., Wichita, KS 67226

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

LOCATION: North side of 37th Street North and west of  
Arkansas

SITE SIZE: 1.5 Acres

NUMBER OF LOTS

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

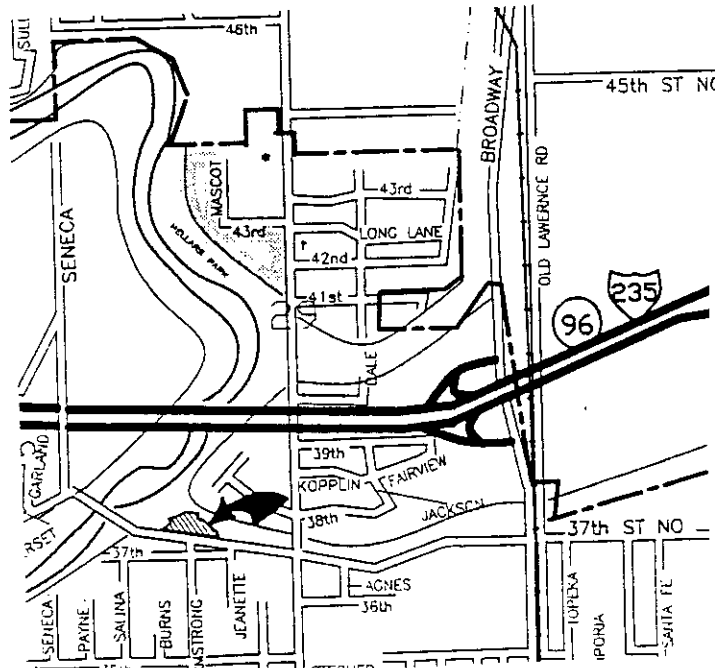
MINIMUM LOT AREA: 1.5 Acres

CURRENT ZONING: "AA"

PROPOSED ZONING: "E"

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VICINITY MAP:



NOTE: A zone change to "E" Light Industrial has been approved for this site subject to platting by September 15, 1993. As was volunteered during the zone change, a restrictive use covenant and detailed site development plan are to be provided for recording with the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As necessary, the applicant shall provide on the plat and by separate instrument, any needed on-site and off-site easements for the extension of the sewer.
- 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. The final plat shall indicate the platting of the 35-foot building setback from 37th Street North 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, any nonpermanent structures, such as sheds, shall be removed from the building setback. A letter shall be submitted which indicates such structures have been removed.
- E. As volunteered during the zone change review, the applicant shall submit for recording with the final plat tracing, a restrictive use covenant and detailed site development plan.
- F. City Engineering needs to indicate if a minimum building pad elevation is needed for this site. If required, this elevation shall be referenced both on the face of the plat and in the platting's text. It shall be indicated if the elevation is for the lowest opening or floor level. Also, on-site and off-site benchmarks shall be indicated.
- G. The applicant's agent should be prepared to indicate what the right-of-way agreements to Phillips Petroleum and KG&E involve and if or how they impact this plat and therefore need to be shown on the final plat tracing. Copies of these agreements shall be submitted for the plat file.
- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, the utilities need to indicate

any requirements for the relocations of any utilities located on or crossing this site.

- I. If no utility easements are required for this site, the reference to such utility easements shall be deleted from the plat's text.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if this site requires the platting of minimum building pad elevations.