

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

February 20, 1997

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 97-11 - J.M. OFFICE PARK

OWNER/APPLICANT: Attn. Val Jackson, C/O J.M. Limited, 1011 E. 13TH Street, North, Wichita, KS 67214

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

LOCATION: South of 21st Street North and west of Hillside

SITE SIZE: 1.2 Acres

NUMBER OF LOTS

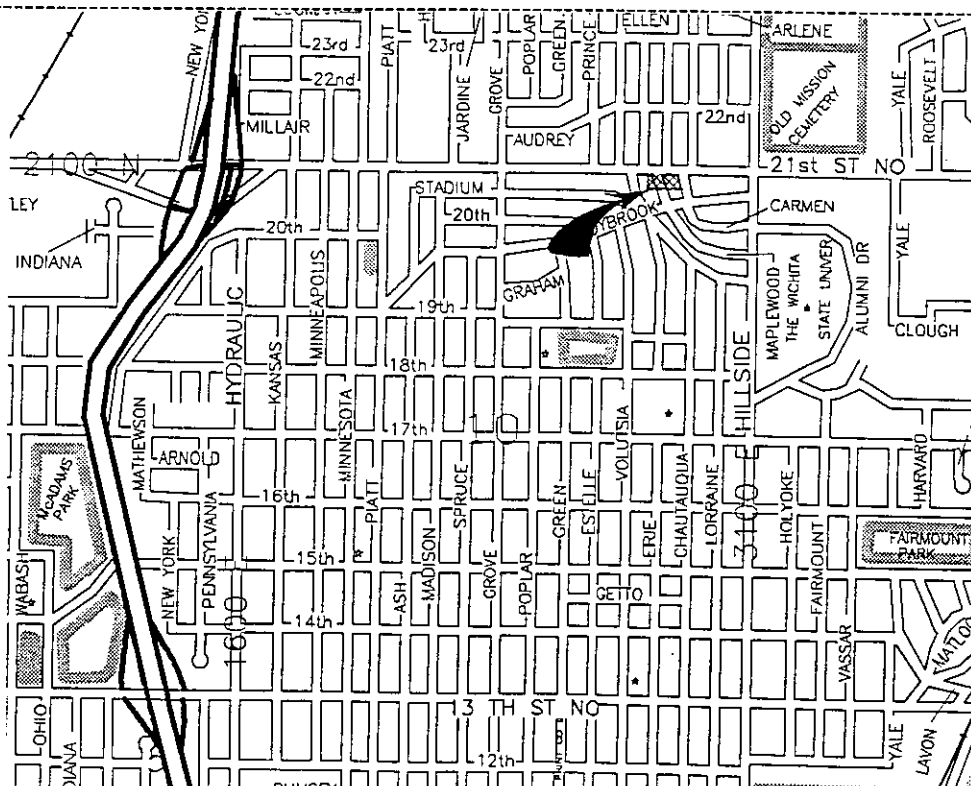
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 50,675 square feet

CURRENT ZONING: "TF-3", MF-29

PROPOSED ZONING: "LC" (Z-3182)

VICINITY MAP:



NOTE: A zone change (Z-3182) has been approved for this site, which will result in the entirety of the site being zoned "LC". As a condition of the change, the applicant has agreed to a restrictive covenant limiting the type of uses and signage to be allowed for this site. This site is a developed area of the City and existing facilities are generally in place.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any improvements for sanitary sewer or water need to be provided for this site.
- B. Also **City Engineering** needs to indicate if the easements being shown are adequate. In particular, a sanitary sewer line appears to be located in the five (5) foot easement located along the plat's west line. The adjacent plat shows an eight (8) foot easement. At least a 10-foot easement would normally be expected on this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit a sidewalk certificate for the installation of sidewalk along Carmen Drive adjacent to this site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. As offered during the zone change case, the applicant shall submit for recording a restrictive covenant concerning uses and signage restrictions for this site.
- G. On the final plat tracing, building setbacks should either not be platted with zoning being allowed to determine the setback but if platted, the setbacks per the Subdivision Regulations will require a 35-foot setback to 21st Street North and a 20-foot setback to Carmen Drive.
- H. On the final plat tracing, the suffix "North" shall be added to the 21st Street "North" street name.
- I. 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.)
- J. 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.
- 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.

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- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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.