

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

February 16, 1995

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 95-10 LEAR ADDITION

**OWNER/APPLICANT:** Stanley R. Lear (Contract Purchaser), 6401 N. Jefferson, Hutchinson, KS 67502

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

**OTHER:** Harley Voth, 3837 W. Douglas, Wichita, KS 67213

**LOCATION:** North of 55th Street South and east of Broadway

**SITE SIZE:** 1.2 Acres

**NUMBER OF LOTS**

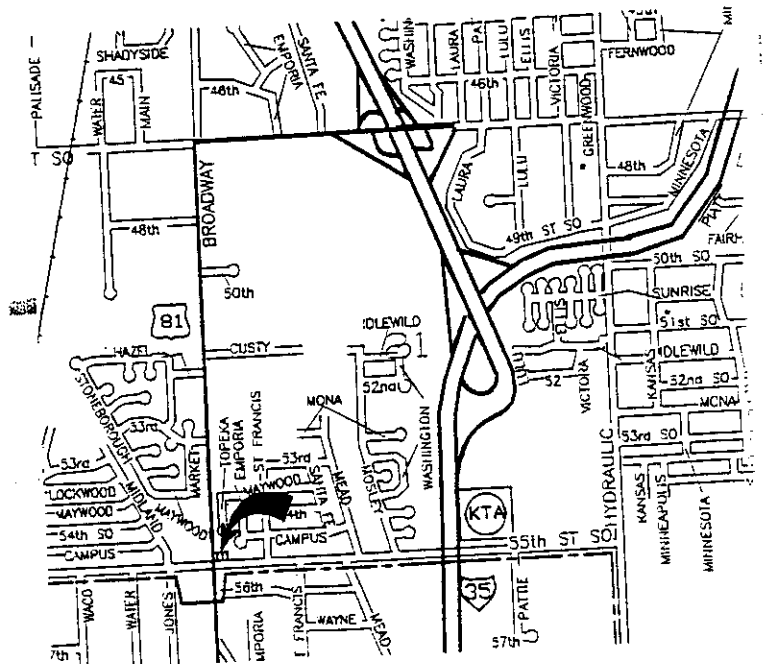
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 14,725 sq. ft.

**CURRENT ZONING:** "C"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This site is within the City and needed facilities appear to be available to the site. As is indicated by the sketch plat, a major drainage easement (ditch) exists along the south line of this site or between 55th Street South and the plat. This plat is vacating that easement and rededicating it as street right-of-way. The area though, will continue to function for drainage purposes.

STAFF COMMENTS:

- A. City Engineering needs to indicate if this site has to provide any guarantees for sanitary sewer, water, or drainage improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. While a 35-foot building setback is the standard requirement from adjacent mile line arterials such as Broadway and 55th Street South, this site's situation in regard to 55th Street and the drainage area along the plat's south line, make a 35-foot setback unnecessary along the site's south line. If no setback is shown along the south line, setback requirements would be determined based on the City's zoning ordinance. However, it is recommended that a minimum five (5) foot setback be platted to the south line of the plat. Such a platted setback would eliminate any possible need to interpret a zoning determined setback.
- D. As is indicated in the platting binder, taxes are apparently delinquent since 1992. Prior to this plat being released for recording, the applicant shall provide proof that all such taxes have been paid.
- E. 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.)
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

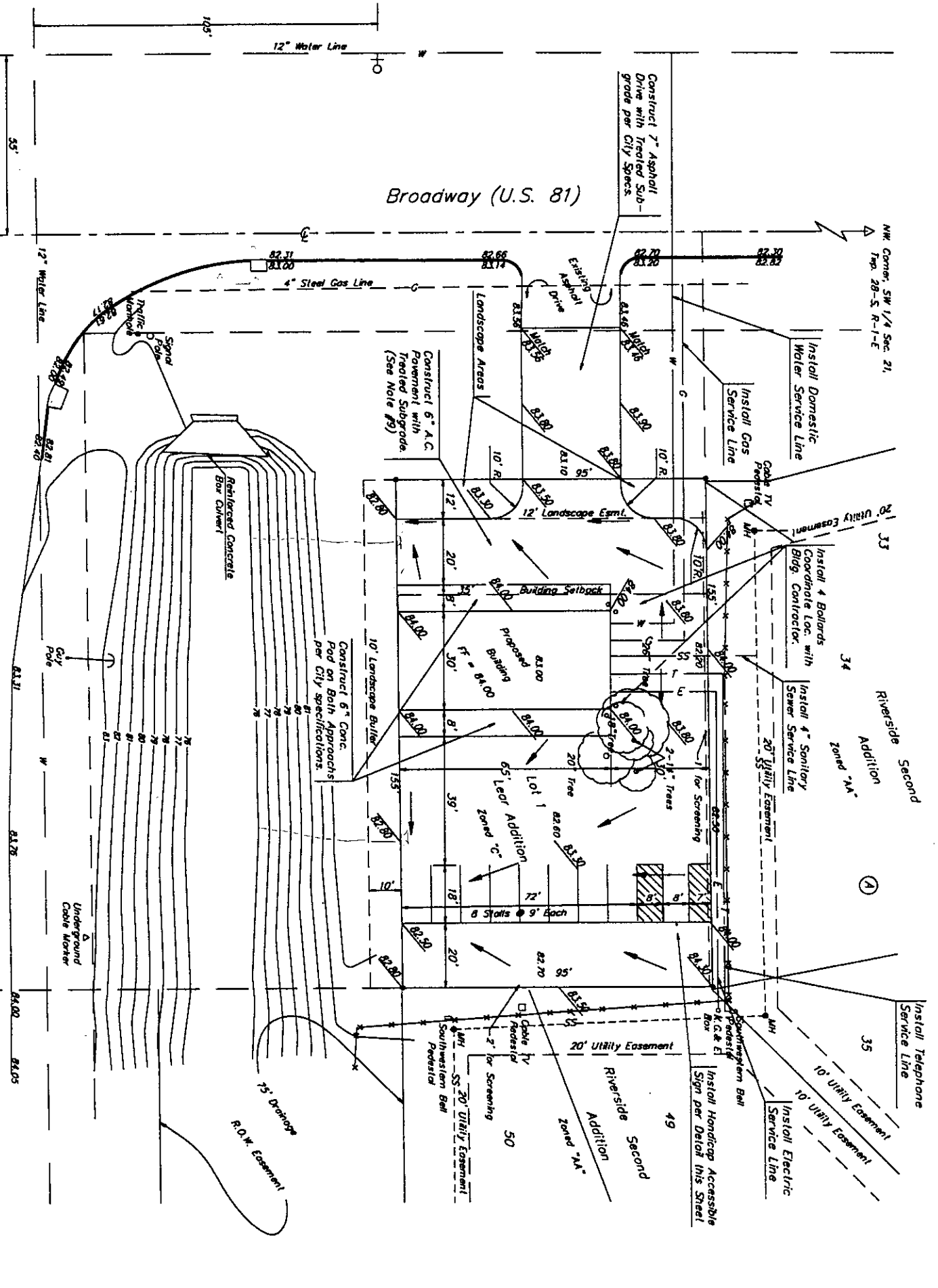
Note: This plat has been submitted in final form only.

Broadway (U.S. 81)

55th Street South

SW Corner SW 1/4 Sec. 21, Twp. 28-S, R-1-E

SE Corner SW 1/4 Sec. 21, Twp. 28-S, R-1-E



NW Corner SW 1/4 Sec. 21, Twp. 28-S, R-1-E

Riverside Second Addition Zoned "A"

Install Telephone Service Line

Install Domestic Water Service Line

Install Gas Service Line

20' Utility Easement

Install 4 Bolards Coordinate Loc. with Sewer Contractor.

Install 4" Sanitary Sewer Service Line

20' Utility Easement

5' Utility Easement

Install Electric Service Line

10' Utility Easement

Install Handicap Accessible Sign per Detail this Sheet

Construct 7" Asphalt Drive with Treated Sub-grade per City Specs.

Construct 6" A.C. Pavement with Treated Subgrade. (See Note #9)

Construct 6" Conc. Pad on Both Approachs per City specifications.

Reinforced Concrete Box Culvert

R.O.W. Easement

Underground Cable Marker

12" Water Line

12" Water Line

4" Steel Gas Line

Existing Asphalt Drive

Landscape Areas

10' R.

10' R.

12' Landscape Esm.

10' R.

12' R.

10' R.

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