

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

MARCH 10, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-10 - F AND K ADDITION

OWNER/APPLICANT: F & K Enterprises, c/o Frank Sauerwein, Box 13057,
Wichita, KS 67213

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East side of South Seneca, in an area south of Harry.

SITE SIZE: 1.4 Acres

NUMBER OF LOTS:

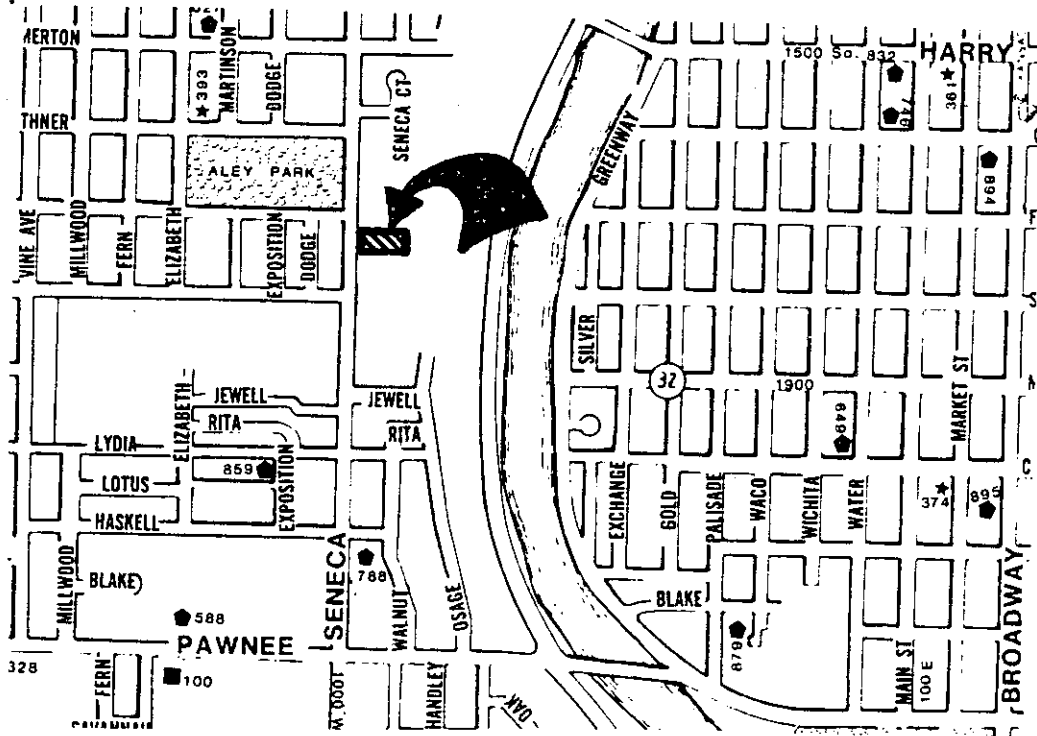
- Residential:
- Office:
- Commercial: 1
- Industrial:
- Total: 1

MINIMUM LOT AREA: 56,548.56 Sq. Ft.

CURRENT ZONING: "A"

PROPOSED ZONING: "LC" (Z-2859)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Associated zone case Z-2859 requesting a change from "A" (two-family) to "LC" (light commercial) zoning has been approved subject to replatting (by 9/29/88).
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The applicant is advised that he should close the residential-width drive approach to Seneca Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
 - D. As required by the City Council during review of the zone case, the applicant must submit a covenant which restricts certain uses from occurring on this property. This covenant is to be recorded with the plat and must be approved by the Park Board.
 - E. 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.
 - F. 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.
 - 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the proposed contingent grant of utility easement.

SENEGONIA COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 252-4561

March 11, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-10 - F & K ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 10, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that he should close the residential-width drive approach to Seneca Street if it is not to be used for the redevelopment of this site. If it is to be used, it should be reconstructed to the commercial-width standard.
- B. As required by the City Council during review of the zone case, the applicant must submit a covenant which restricts certain uses from occurring on this property. This covenant is to be recorded with the plat and must be approved by the Park Board.
- C. Given the fact that the applicant desires to continue to utilize the building that encroaches into the north/south utility easement on this property, the applicant shall execute a Hold Harmless Agreement with the City which protects the City from future liability because of the easement encroachment. The applicant should contact the City Engineer's Office for the standard wording that needs to appear on the Agreement.
- D. Prior to the Planning Commission considering this plat on March 17th, the applicant's agent shall work with the Traffic Engineer regarding limiting this subdivision to only one access point to Seneca. This issue shall be resolved prior to the Planning Commission's meeting.
- E. 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.

SEDGWICK COUNTY

Final Plat S/D 88-10 - F & K ADDITION

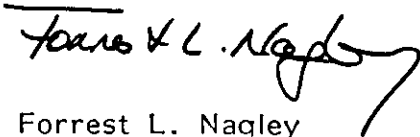
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- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 17, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: F. & K Enterprises, c/o Frank Sauerwein, Box 13057, Wichita, KS 67213
/ Mike Lindebak, City Engineer