

January 19, 1994

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 94-89 SELF'S ADDITION

**OWNER/APPLICANT:** Eldon L. Self and Shirley M. Self, Trustees of the Eldon L. Self Trust and Shirley M. Self Trust, Attn: Eldon L. Self, 721 E. Mt. Vernon, Wichita, KS 67211

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

**LOCATION:** South of Mt. Vernon and east of Santa Fe

**SITE SIZE:** 0.3 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 12,000 sq. ft.

**CURRENT ZONING:** "A"

**PROPOSED ZONING:** "BB" (Z-3142)

**VICINITY MAP:**



NOTE: A zone change to "BB" Office zoning (Z-3142) has been approved for this site. The primary purpose for this zone change, however, has been to allow for development of a parking lot. Although such a use could also be obtained through the BZA process, the zone change was apparently pursued as the means to acquire greater parking area from the site, since parking could also occur within building setbacks under "BB" zoning, but would not have been allowed if only a BZA approval were obtained.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are needed for sanitary sewer or water, which appear to already be available to this site. However, only a two (2) inch water line is indicated adjacent to this site in Mt. Vernon while an eight (8) inch line is located in Santa Fe.
- 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. On the final plat tracing, access control except for one (1) opening shall be dedicated to Mt. Vernon and as indicated during the zone change, complete access control shall be provided to Santa Fe. Both the face of the plat and the platting's text need to reference this access control.
- E. The applicant shall guarantee the closure of the driveway to Santa Fe being located in the area of complete access control.
- F. The final plat tracing shall indicate a 25-foot building setback to Mt. Vernon and 20-foot building setback to Santa Fe.
- G. On the final plat tracing, the MAPC signature block shall indicate John W. McKay Jr. as chairman.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.