

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

May 9, 1996

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 96-23 HOME DESIGN CENTER THIRD ADDITION

OWNER/APPLICANT: Michigan National Bank, c/o The Martens Companies, 110 N. Market - Suite 550, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of 29th Street North and east of Rock Road

SITE SIZE: 5.5 Acres

NUMBER OF LOTS

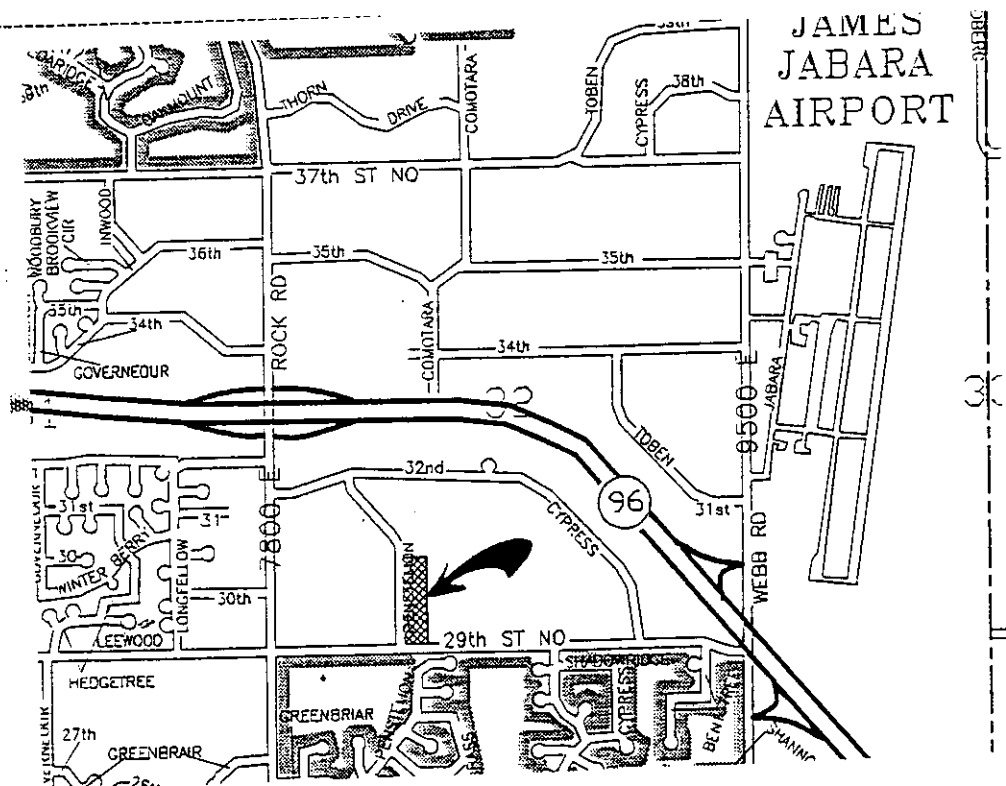
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.35 Acres

CURRENT ZONING: "GC" General Commercial and "GO" General Office

PROPOSED ZONING:

VICINITY MAP:



NOTE: This Addition is a replat of a portion of the previously platted Home Design Center (1st) Addition. While Lot 1 of this plat corresponds to Lot 3 of the original Addition, Lots 2 and 3 are being platted out of a larger lot. This larger lot of the original Addition had also previously been involved in a lot split. Upon completion of this plat, that original large lot will be divided into three approved building sites (one by lot split and two by this plat) but with a significant portion of that lot excluded from either an approved building site by means of the lot split or replat. Consequently, the excluded portion of the original lot will be restricted or prohibited from future development.

STAFF COMMENTS:

- A. Although this is a replat of an existing area, for which various improvements have already been provided, **City Engineering** needs to indicate if any additional guarantees are required (sanitary sewer apparently will need to be extended to Lot 3 and 2) and/or agreements provided in regard to existing guarantees.
- 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, the face of the plat should delete the reference to "complete" for Lot 1's access to 29th Street North, since one opening is to be allowed.
- E. Based upon the platting binder and the tax receipts provided by the applicant, it appears that the second half of 1995 taxes are still due on this site and need to be paid prior to this plat being released for recording.
- F. As noted on this and the previous plat, this site is impacted by a pipeline. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant is advised that a portion of the original lot (Lot 2, Block 1, Home Design Center) will no longer be a buildable site unless it is replatted in the future.
- 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.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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