

April 4, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 96-15 K.C. ESTATES

**OWNER/APPLICANT:** Donald Ray Cook, c/o Mennonite Housing, 2145 N. Topeka, Wichita, KS 67214

**SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

**LOCATION:** North of 10th Street and east of Hydraulic

**SITE SIZE:** 0.5 Acres

**NUMBER OF LOTS**

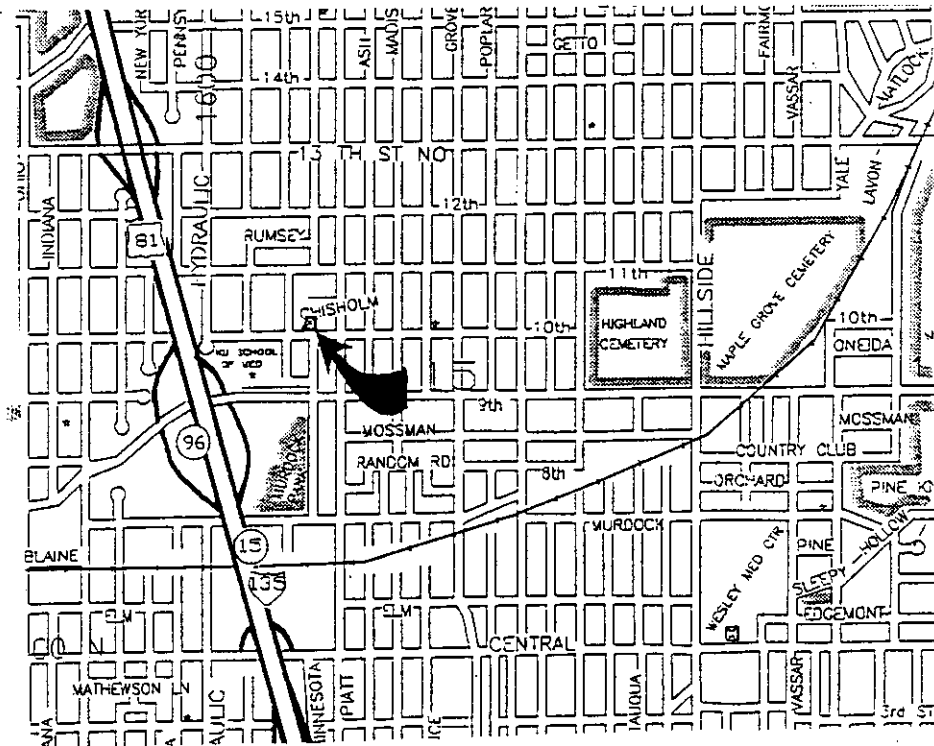
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 23,845 sq. ft.

**CURRENT ZONING:** "B"

**PROPOSED ZONING:** "B"

VICINITY MAP:



NOTE: This site is already developed with a number of buildings. The site, however, is only a portion of a previously plated lot and any further development or redevelopment would be restricted if not prevented unless the site were replatted.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if there are any requirements in regard to sanitary sewer, water or drainage improvements for the site.
- B. Unless **City Engineering** indicates the need for a minimum building pad elevation, the reference to such an elevation should be eliminated from the plat's text.
- C. The final plat tracing shall indicate the platting of the 25-foot building setback from 10th Street North through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of a building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- D. In order to better describe this plat's location, the face of the plat or the surveyor's text should also reference this site's location by section, range and township.
- E. Prior to this plat being released for recording, the applicant shall provide a recorded copy of the easement to be released by KG&E.
- F. The applicant shall also provide proof that all applicable property taxes have been paid on this site. The plat binder presently indicates that taxes are outstanding for both 1994 and 1995.
- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. 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.