

January 4, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 95-88 KEY CONSTRUCTION ADDITION

**OWNER/APPLICANT:** David E. Wells, 741 West 2nd, Wichita, KS 67203

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

**LOCATION:** South of 2nd Street and east of Seneca

**SITE SIZE:** 1.5 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 65,200 sq. ft.

**CURRENT ZONING:** "E"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: While this is a developed site, it has involved development on a portion of a Reserve platted in the 1880's. A planned expansion to the existing facilities on this site now exceeds the allowable amount for an exemption from platting. Being a developed area of the City, needed improvements or facilities appear to be in place. In order to allow for a previous expansion at this site without needing to plat, a dedication of 10 feet of right-of-way by separate instrument was provided for 2nd Street. This plat, however, appears to be incorporating that dedication back into the area of the plat.

STAFF COMMENTS:

- A. City Engineering needs to confirm if any improvements and guarantees are needed for facilities to serve this site.
- B. As indicated above, ten (10) feet of right-of-way was originally obtained from this site for 2nd Street right-of-way. The legal description in the platting binder also notes such dedication. The plat, however is not acknowledging that dedication but even appears to be implying its intention to reclaim this right-of-way. On the transportation plan, 2nd Street, west to Seneca, is shown as a four-lane arterial and is already constructed with four lanes. The requirement under the Subdivision Regulations is for 50 feet of half-street right-of-way. The final plat tracing shall therefore show on the face of the plat the existing 50-feet of right-of-way and/or properly rededicate this right-of-way and note such in the platting text. That is, the reference to KSA 12-512(b) should also note that items are being not just vacated, but replatted, with the face of the plat showing the dedication of right-of-way for 2nd Street and the platting text also indicating such.
- C. On the final plat tracing, a 35-foot building setback shall be platted to 2nd Street and a 20-foot building setback platted to Osage. Central Inspection has advised that the platting of these building setbacks does not preclude the property owner from maintaining or remodeling that portion of the building within the setback areas. The building cannot, however, be enlarged within the setbacks and, if the building is removed, any new building construction must observe the platted building setbacks.
- D. Prior to this plat being released for recording, the applicant shall provide proof that 1995 property taxes have been paid. The platting binder presently indicates that over \$6,400 of taxes are outstanding.
- 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 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.