

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

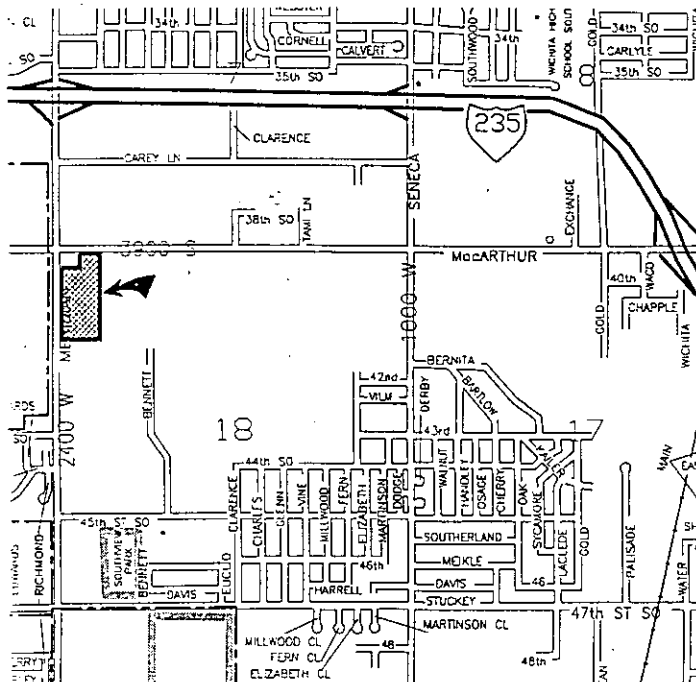
AGENDA ITEM NO. 16.

February 19, 1998

STAFF REPORT
(One-Step Final Plat)

- CASE NUMBER:** S/D 98-8 - Mobile Manor South 2nd Addition
- OWNER/APPLICANT:** Mobile Manor, Inc., 105 E. Rhondda, Andover, KS 67002
- SURVEYOR/ENGINEER:** Savoy, Ruggles, & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203
- LOCATION:** East side of Meridian, South side of MacArthur Road
- SITE SIZE:** 16.5 acres
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | 1 |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 2 |
- MINIMUM LOT AREA:** 6.85 acres
- CURRENT ZONING:** LC, Limited Commercial (Lot 1), SF-6, Single Family (Lot 2)
- PROPOSED ZONING:** GC, General Commercial (Lot 1), MH, Manufactured Housing (Lot 2)

VICINITY MAP



Note: A zone change (Z-3260) to GC, General Commercial (Lot 1) and MH, Manufactured Housing (Lot 2), was approved on January 29, 1998 by the MAPC subject to platting along with a Protective Overlay. Lot 2 is an expansion of the existing Mobile Manor South mobile home park adjoining the plat to the east. This mobile home site is platted as one lot, in conformance with a typical "mobile home park" consisting of individual leased spaces for mobile homes not on a permanent foundation. The plat denotes one opening along Meridian for Lot 2, and one opening along MacArthur for Lot 1.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the setbacks shown are sufficient.
- F. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- G. The name of the MAPC Chair should be revised to read Richard E. Lopez.
- H. **Traffic Engineering** needs to comment on the need for any improvements to MacArthur and Meridian.

- I. A "Notice of Protective Overlay" document indicating the Protective Overlay is on file with the MAPD shall be submitted.
- J. 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.)
- K. 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.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE: MOBILE MANOR SOUTH 2ND ADDITION

	North: 20000.000		East: 20325.001
Line	Course: S 90-00-00 E	Length: 337.42	
	North: 20000.000		East: 20662.421
Line	Course: S 00-06-21 E	Length: 1324.91	
	North: 18675.092		East: 20664.868
Line	Course: N 89-59-16 W	Length: 661.88	
	North: 18675.233		East: 20002.988
Line	Course: N 00-07-45 W	Length: 1049.77	
	North: 19725.001		East: 20000.622
Line	Course: S 90-00-00 E	Length: 325.00	
	North: 19725.001		East: 20325.622
Line	Course: N 00-07-45 W	Length: 275.00	
	North: 20000.000		East: 20325.002

Perimeter: 3973.98 Area: 787,865. sq.ft. 18.08 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.001 Course: N 83-43-26 E
Error North: 0.0001 East: 0.0008
Precision 1: 5,124,518.45