

May 4, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-28 SOUTH CITY BAPTIST CHURCH ADDITION

OWNER/APPLICANT: South City Baptist Church, 1513 Galena, Wichita, KS 67216

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 150 Mathewson, Wichita, KS 67214

LOCATION: West of Hydraulic and south of 31st Street South

SITE SIZE: 3.78 acres

NUMBER OF LOTS

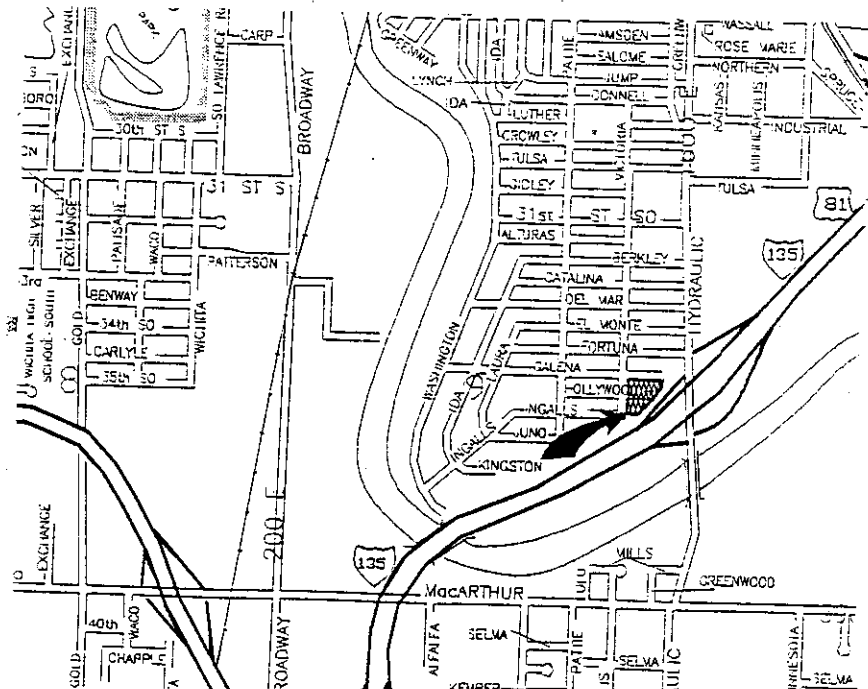
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.78 acres

CURRENT ZONING: "AA"

PROPOSED ZONING:

VICINITY MAP:



NOTE: The area in which this replat is occurring was platted in 1954 as a typical single-family type development (Rainbow Second Addition). While the area to the north of this site or north of Galena is nearly fully developed with one-family residences, the area south of Galena has been developed with several, non-residential uses. This site itself is occupied by an existing church. None of the streets as indicated by the Rainbow Second plat have been installed. Sanitary sewer and water also have not been provided directly to or for this area but is available immediately to the north. The church at the location is apparently using on-site sewer (septic) and water. A good portion of this Addition was acquired as right-of-way for I-235. Consequently, east-west streets such as Hollywood no longer are able to reach Hydraulic as through type streets. In order to consolidate the site into a coherent unit, this replat is being done to largely vacate unneeded street segments, lots, easements, and so forth.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to indicate if existing sewer lines are reasonably available at this time. The applicant is presently on a septic system but if available should be required to extend and use municipal sanitary sewer.
- B. A water line also appears to be available in Galena, immediately north of the site. Again, Engineering needs to indicate if any guarantee for water improvements need to be provided.
- C. City Engineering also needs to indicate the situation in regard to street paving. Previous guarantees are not likely to be usable and Galena adjacent to this site appears to have been installed and paved only as a 1/2-street.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the perimeter of the plat shall be shown as a solid line.
- G. On the final plat tracing, the MAPC signature block shall indicate John W. McKay, Jr., as Chairman.
- H. The final plat tracing shall show on the face of the plat that complete access control exists from this plat to I-235.
- I. All approval dates on the final plat tracing shall be indicated as 1995.
- J. The names of the owners or person(s) with authority to sign this plat for the South City Baptist Church shall be printed and titles noted below the signature lines of the plattor's text.
- K. 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.)

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. 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.

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