

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

September 1, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-63 HOUDEK ADDITION

OWNER/APPLICANT: Mame Houdek, 1107 N. Wood, Wichita, KS 67212

AGENT: Doug Malone, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 2nd Street and west of West Street

SITE SIZE: 0.43 Acres

NUMBER OF LOTS

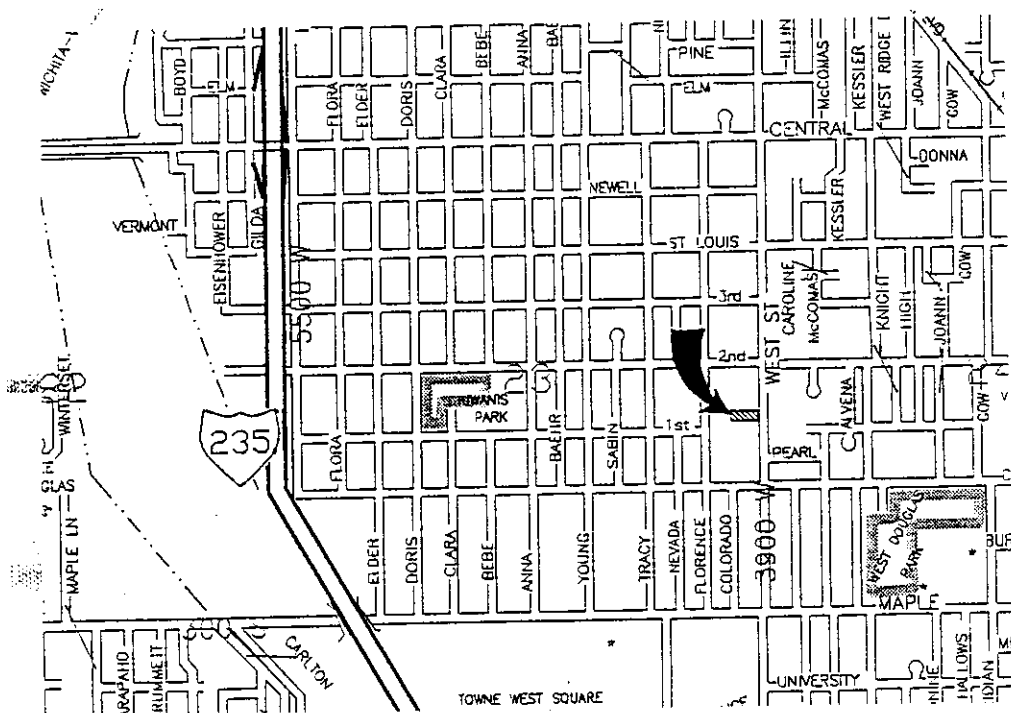
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 18,894 sq. ft.

CURRENT ZONING: "B" and "AA"

PROPOSED ZONING: "LC" (Z-3141)

VICINITY MAP:



NOTE: Z-3141 "AA" and "B" to "LC" has been recommended for approval by the MAPC subject to replatting. City Council will review the request 9/13/94.

STAFF COMMENTS:

- A. On the final plat tracing, the following notations or changes shall be made:
 - a) clearly delineate the amount of Colorado Street contingent dedication (30 feet);
 - b) dimension and label the building setback from Colorado Street (since this lot will be entirely zoned "LC" and will have double frontage, this setback shall be 35 feet)
 - c) the plattor's text shall contingently dedicate Colorado Street, contingent upon the City's need for the right-of-way for any street related purpose;
 - d) delete the County Commission signature block.
- B. 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.
- C. 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.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- E. Recording of the plat within 30 days after approval by the City Council.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.