

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

September 15, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-67 NEITZEL ADDITION

OWNER/APPLICANT: Floyd L. Neitzel, 2415 Herrington, Wichita, KS 67210

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Lewis on the east side of Greenwich Road

SITE SIZE: 0.88 Acres

NUMBER OF LOTS

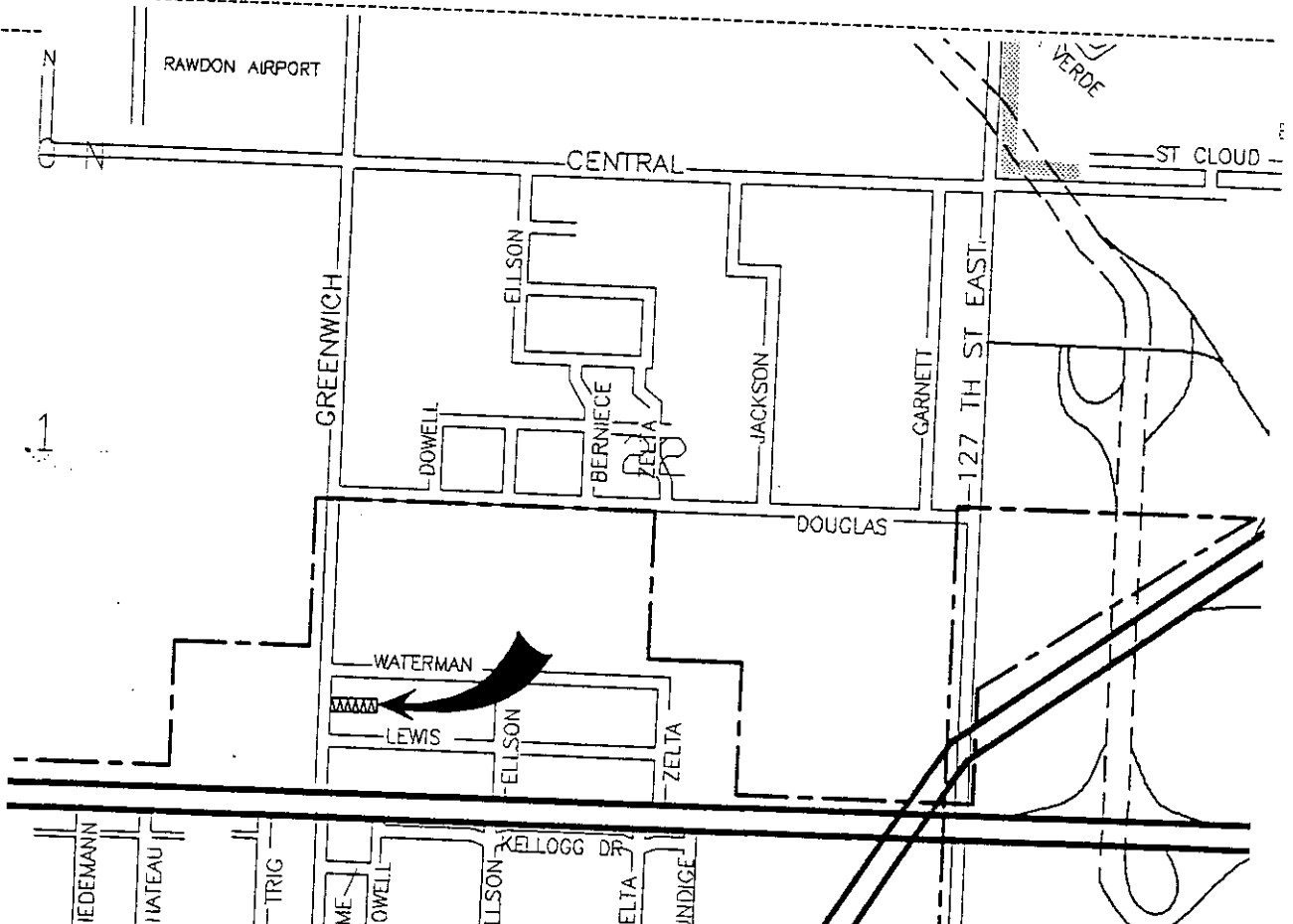
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 36,461 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "C" (Z-3138)

VICINITY MAP:



NOTE: Associated zone case Z-3138 ("AA" One-Family Dwelling to "C" General Commercial) has been approved subject to replatting in order to obtain right-of-way, building setbacks, and access controls. Although early discussions between the property owner and Planning staff included a staff recommendation that a one-lot replat include the owner's commercial property to the south, apparently this was not discussed with MAPC or made a condition of the zone change approval. The main reason for that recommendation had been to limit to two the total number of access points on Greenwich Road from this owner's 295 feet of commercial frontage. Without including the property to the south (Treadwell Addition) in this replat, the total potential number of access points will be three. There is one driveway to Greenwich from Treadwell Addition currently. There is unlimited right of access to Lewis Street from Treadwell Addition. Lyman Ray 2nd Addition located to the north, with 309 feet of frontage on Greenwich, is limited to two openings.

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The plat of Linwood Acres dedicated 30 feet of right-of-way for Greenwich Road. Although the platting binder refers to a recorded easement for ten additional feet of right-of-way, that was an easement, not a dedication. Therefore, this plat needs to dedicate the west 20 feet for street right-of-way rather than just 10 feet.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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.

Note: This plat has been submitted in final form only.