

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

September 2, 1993

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 93-54 PHI 2ND ADDITION

OWNER/APPLICANT: Pizza Hut, Inc., Attn: Jim Unruh, P. O. Box 428,
Wichita, KS 67201

SURVEYOR/ENGINEER: Agent: Baughman Company, P.A., 315 Ellis, Wichita,
KS 67211

LOCATION: South of Douglas and west of Webb Road

SITE SIZE: 55.27 Acres

NUMBER OF LOTS

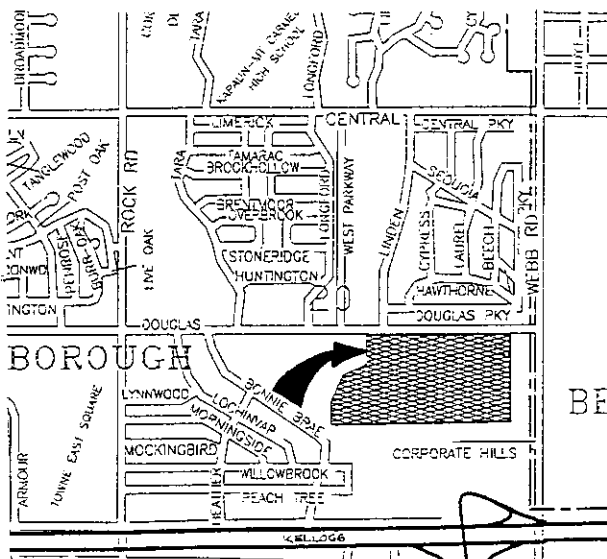
Residential:
Office:
Commercial: 2
Industrial:
Total: 2

MINIMUM LOT AREA: 13.7 Acres

CURRENT ZONING: "BB"

PROPOSED ZONING: "BB" and "C" (Z-3101) (DP-211)

VICINITY MAP:



NOTE: Although this plat is over 55 acres in size, it has been accepted as a final form only plat since it is a replat of a previous one-lot plat into two lots. The additional lot is being created for a Y.M.C.A. recreational facility. To allow for such a use, a zone change to "C" Commercial Zoning (Z-3101) has been applied for. In addition, a CUP, DP-211 has been submitted for this same site (Lot 2, PHI 2nd Addition).

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone change ((Z-3101)) and CUP (DP-211) and any conditions of these approvals.
- B. Although municipal water and sanitary sewer appears to be available to this site, City Engineering should indicate if any additional requirements are needed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this plat is subject to additional requirements, including building setbacks, per CUP, DP-211 on file with the Metropolitan Area Planning Department.
- F. A number of both public and private easements, created by separate instrument are noted in the platting binder. Most of these easements have not been shown on this plat. The applicant shall submit a marked copy of the final plat showing the location of these private and public easements. Unless being replatted or off site, the final plat tracing shall show all such easements. Also, it appears that an easement shown on the plat may be one listed in the binder, but page numbers are different (M287, p. 83).

The platting binder also indicates a Cities Service pipeline easement. If this easement or any associated building setback effects this site, it shall be shown on the plat tracing and this plat shall be subject to the standard pipeline conditions.

- G. Both the face of the plat and the plattor's text shall clearly indicate the

dedication of Douglas Street right-of-way.

That is, the plattor's text needs to note that the street is being dedicated to and for the use of the public and the face of the plat should indicate dedicated right-of-way rather than to be dedicated.

- H. To better describe the Floodway Reserve, on the final plat tracing a dimension from the southeast corner of Lot 2 shall be indicated northward to the line indicating the floodway.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

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