

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

July 9, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-28 - LATHROM ADDITION

OWNER/APPLICANT: Gayle M. Lathrom, Deceased, c/o Linda Childres, 5169 S. Dodge, Wichita, KS 67217

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Topeka and Pawnee

SITE SIZE: 0.6

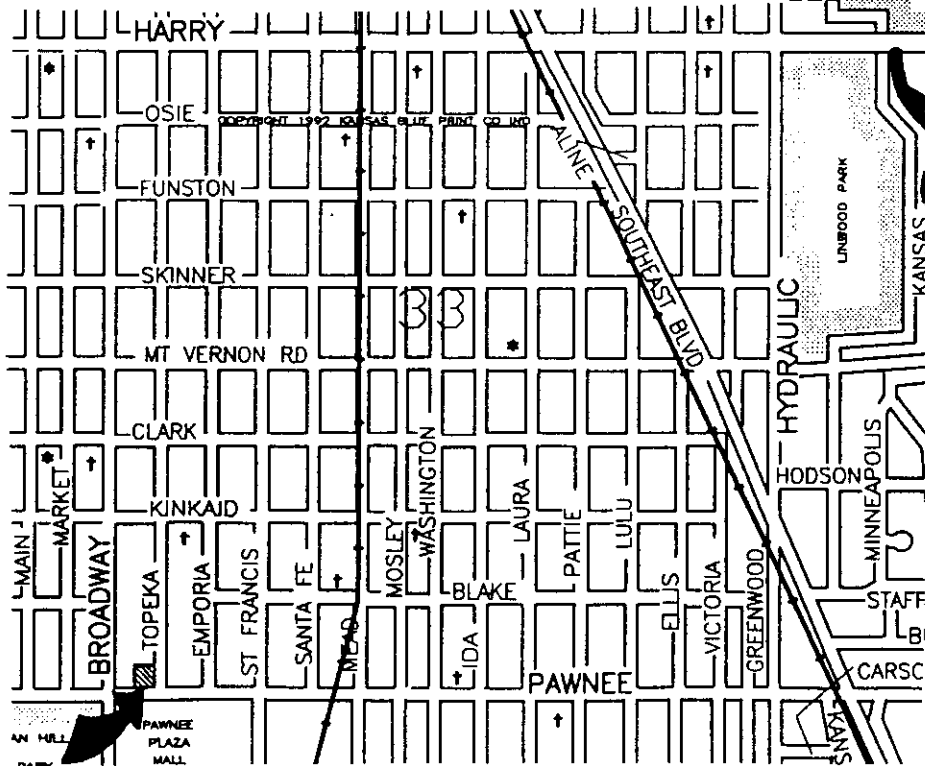
NUMBER OF LOTS  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1

MINIMUM LOT AREA: 22,439 sq. ft.

CURRENT ZONING: "A" two-family

PROPOSED ZONING: "LC" light-commercial (Z-3055)

VICINITY MAP:



NOTE: This site is presently zoned "A" two-family. A zone change (Z-3055) to "LC" light-commercial was approved by the MAPC on June 18, 1992 and is scheduled for City Council review July 14, 1992.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - C. This plat shall be subject to any requirements of the zone change approval.
  - D. Topeka is classified as an arterial by the transportation plan. As such, access control shall be dedicated from this site to Topeka. As with the Kenyon's Korner Addition, across Topeka to the east from this site, access control except for two openings shall be dedicated. Traffic Engineering should indicate any additional access control requirements it may have for this Addition.
  - E. Commercial zoning requires the platting of 35-foot setbacks from adjacent arterial streets, with 20-foot setbacks allowed if an adjacent street can be considered a side street. Based on Topeka's arterial classification, a 35-foot building setback shall be indicated on the final plat. It should be noted the Kenyon's Korner Addition to the east ("LC" zoning) has platted 35-foot building setbacks to both Pawnee and Topeka.
  - F. 75-foot of half street right-of-way would typically be required on an arterial intersection. An alternative of 60-feet of half is allowed at already developed intersections in older areas if City Engineering confirms such a reduced right-of-way dedication is acceptable. This plat is showing the 60-foot dedication and City Engineering needs to indicate if this is acceptable.
  - G. A portion of the above dedication is shown as being contingent in the area of an existing garage. The applicant or the agent needs to indicate the development plans for this site and whether the garage is to be removed before the plat is completed and therefore the dedication should be outright.
  - H. 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.
  - I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the
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signatures on this plat, to be printed beneath the notary's signature.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative 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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SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

(Deferred July 9, 1992 for 4 weeks)  
August 6, 1992

STAFF REPORT  
(Final Plat)

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SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Topeka and Pawnee

SITE SIZE: 0.6

NUMBER OF LOTS

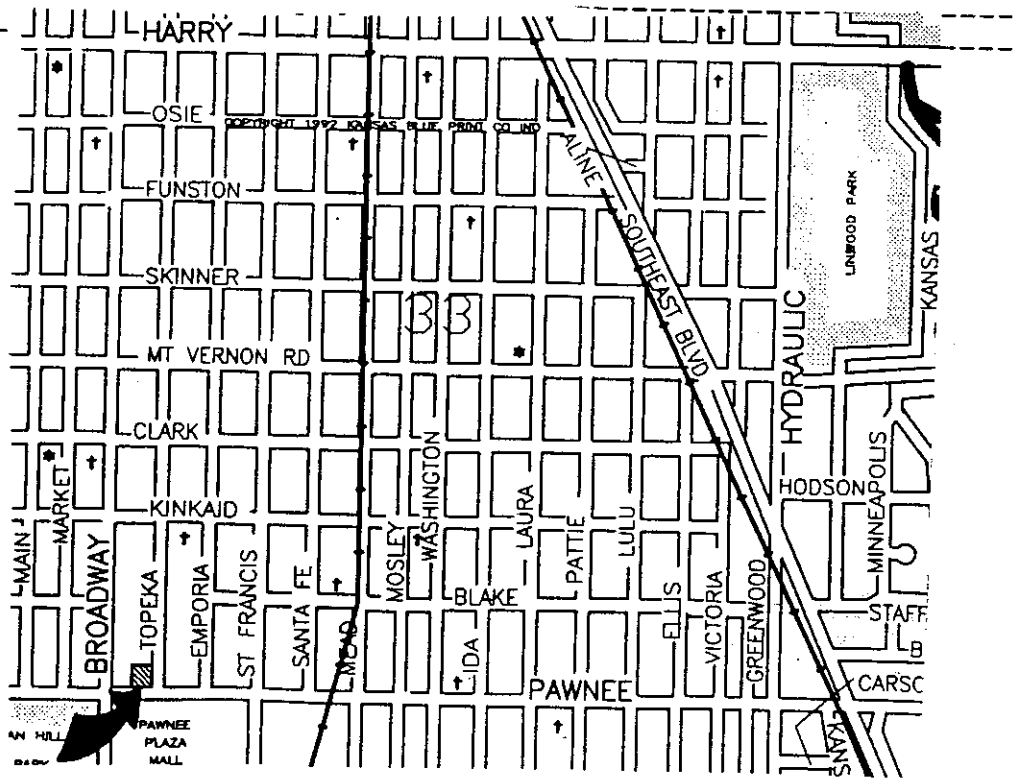
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