

January 4, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-87 LINDER ADDITION

OWNER/APPLICANT: Carol Linder, 7701 E. Kellogg - Suite 850, Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., c/o Mark Savoy, 924 N. Main, Wichita, KS 67203

LOCATION: East of Woodlawn and south of 37th Street North

SITE SIZE: 3.0 Acres

NUMBER OF LOTS

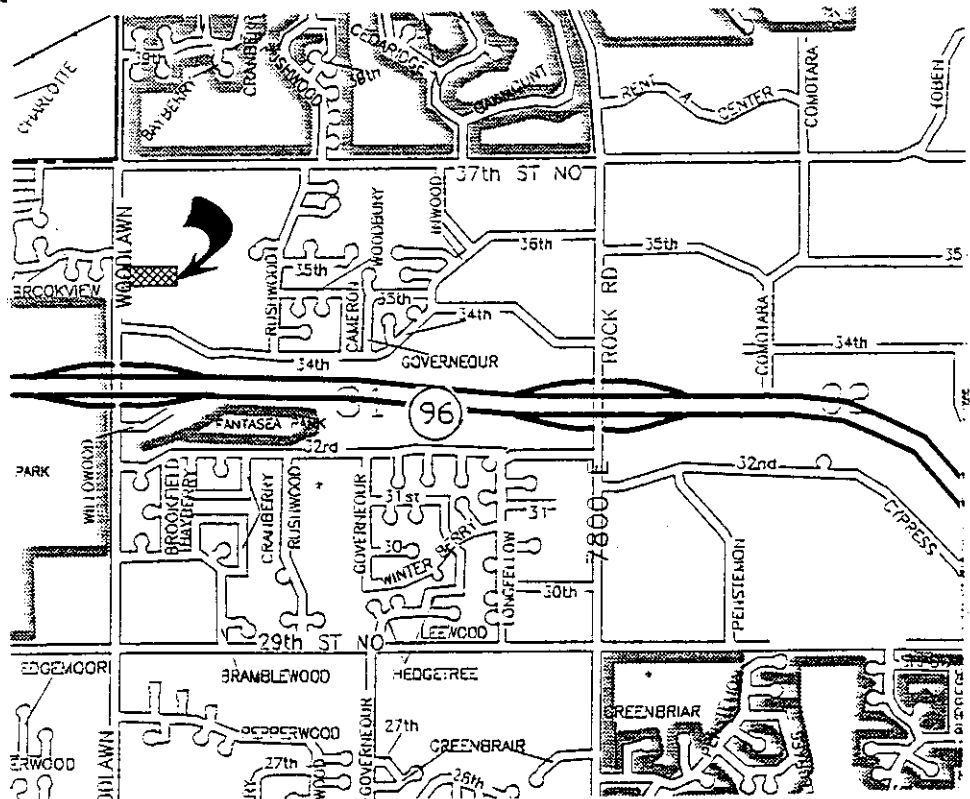
Residential:	"R-6"
Office:	
Commercial:	"O.C."
Industrial:	
Total:	1 lot

MINIMUM LOT AREA: 120,680 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "OC" and "R-6" (Z-3154)

VICINITY MAP:



NOTE: This site is involved in a zone change (Z-3154) which will result in the western portion of this plat being zoned "OC" with the eastern portion being zoned "R-6". The site is presently zoned "AA", with a single-family residence already occupying the site. City services appear to be available in Woodlawn; however, the site appears to be using on-site sewer and water.

STAFF COMMENTS:

- A. City Engineering and/or the Water Department need to indicate any requirements as to this site's use of municipal sanitary sewer or water facilities. That is, are any guarantees required and/or will this site be required to hook up to any such existing facilities.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Traffic Engineering needs to indicate acceptable access controls for this site. While two openings to Woodlawn presently exist, the "LC" lots to the south, in the Valentine Addition, with similar or even greater frontages, were platted with only one opening per lot. As necessary, the applicant shall guarantee the closure of one drive if only one opening is to be platted and the plat shall be amended accordingly.
- E. In regard to the access control noted in the platting text, the text shall be corrected to note that access control is being dedicated across the lot's "west" line, not the "east" line.
- F. This plat will not be released for recording until proof is provided that all applicable property taxes have been paid. The platting binder indicates that presently over \$1,378 in taxes are outstanding.
- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. 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.

R.O.W. Agreement Recorded 11-13-67

Dated 12-21-67

(63 RD ST. EAST)

AWN

C-365-UP

VALENTINE

ADD RES "A"

KILLARNEY

Gov. Lot

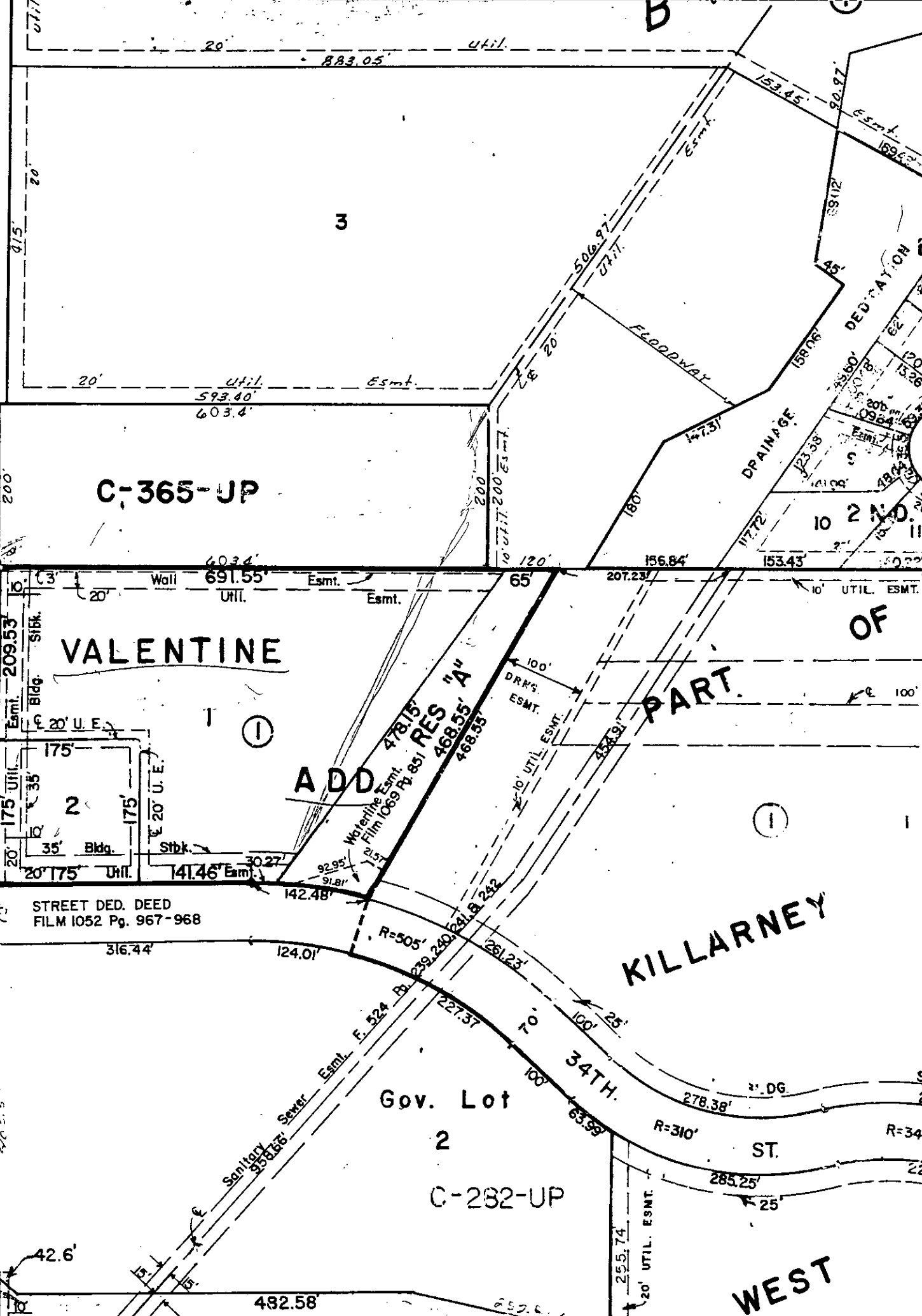
2

C-282-UP

WEST

OF

PART



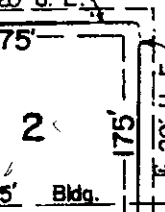
STREET DED. DEED
FILM 1052 Pg. 967-968

Sanitary Sewer

34TH ST.

R=310'

R=34'



175' Bldg.

175' Stbk.

175' Util.

175' Util.

175' Util.

175' Util.

175' Util.

175' Util.

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