

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
July 13, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-42 - SOUTHERN KANSAS TELEPHONE  
ADDITION

OWNER/APPLICANT: Southern Kansas Telephone Inc., 112 S. Lee  
Ave., Wichita, KS 67208

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A.

LOCATION: South of 63rd St. S., East of 135th St. W.

SITE SIZE: 2 Acres

NUMBER OF LOTS

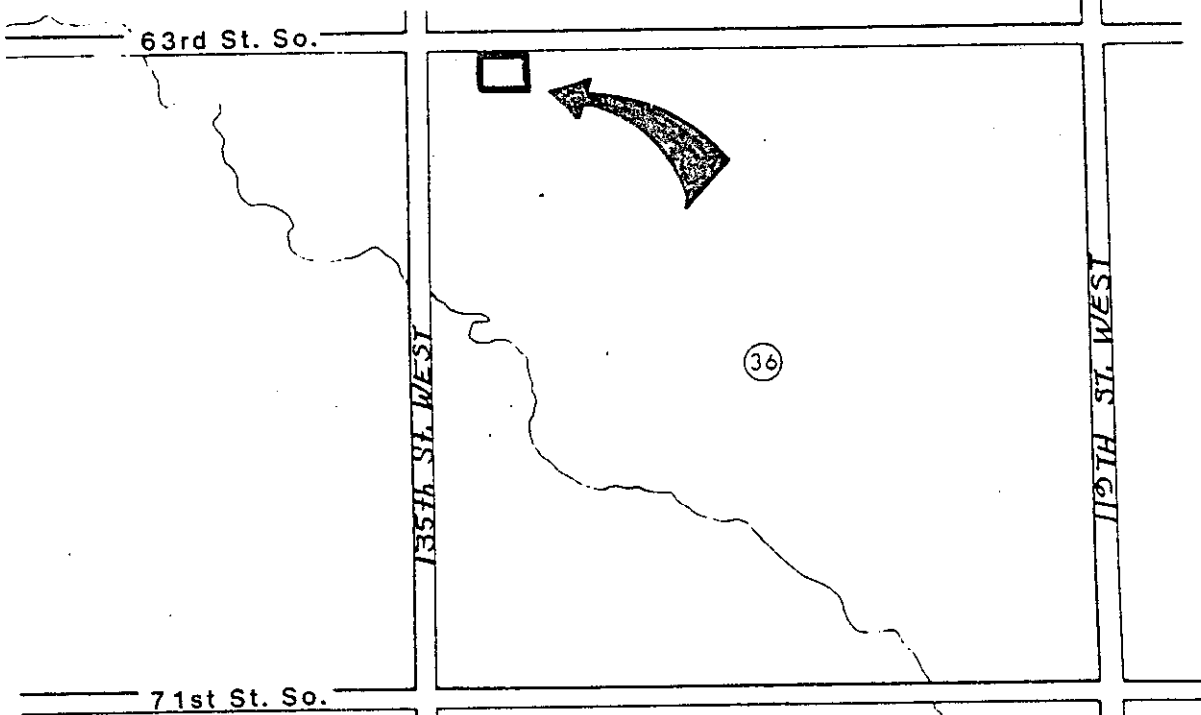
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 73,038 sq. ft.

CURRENT ZONING: "R" - Rural Residential (DR 89-12)

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VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently used for a nonhabitable telephone switching facility. A special use permit (DR 89-12) has been applied for in order to construct a second structure for the storage of radio equipment. No employees are to be located at the site and the special use permit provides that no residential use will be allowed.
- 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. The applicant is advised that the platting of a building setback through an existing structure does not preclude the area of the encroachment from being maintained or repaired, but no expansion can occur within the setback and if the building is removed, any new construction must observe the setback.
  - D. The final plat tracing shall indicate access control, except for two openings, to 63rd Street South. The platting's text shall be amended to indicate that this access control is being dedicated to Sedgwick County, with the openings determined by the County Engineer.
  - E. This site is outside of Wichita and will consequently, also require approval by the Board of County Commissioners. The final plat tracing shall include a signature block for the Sedgwick County Board of Commissioners.
  - F. The City Clerk's signature block shall be amended by deleting "Deputy."
  - G. 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.
  - 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. 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 representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also comment on the location of the tower anchor and cable that will be within public right-of-way. Specifically, if the anchor needs to be relocated out of 63rd Street's right-of-way.

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