

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

August 6, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-34 - SOUTHERN KANSAS TELEPHONE 2ND ADDITION

OWNER/APPLICANT: Southern Kansas Telephone, Inc.

SURVEYOR/ENGINEER: Armstrong Land Survey, 1021 E. Waterman, Wichita, KS 67211

LOCATION: West of 135th Street West and south of 95th Street South

SITE SIZE: 5.4 acres

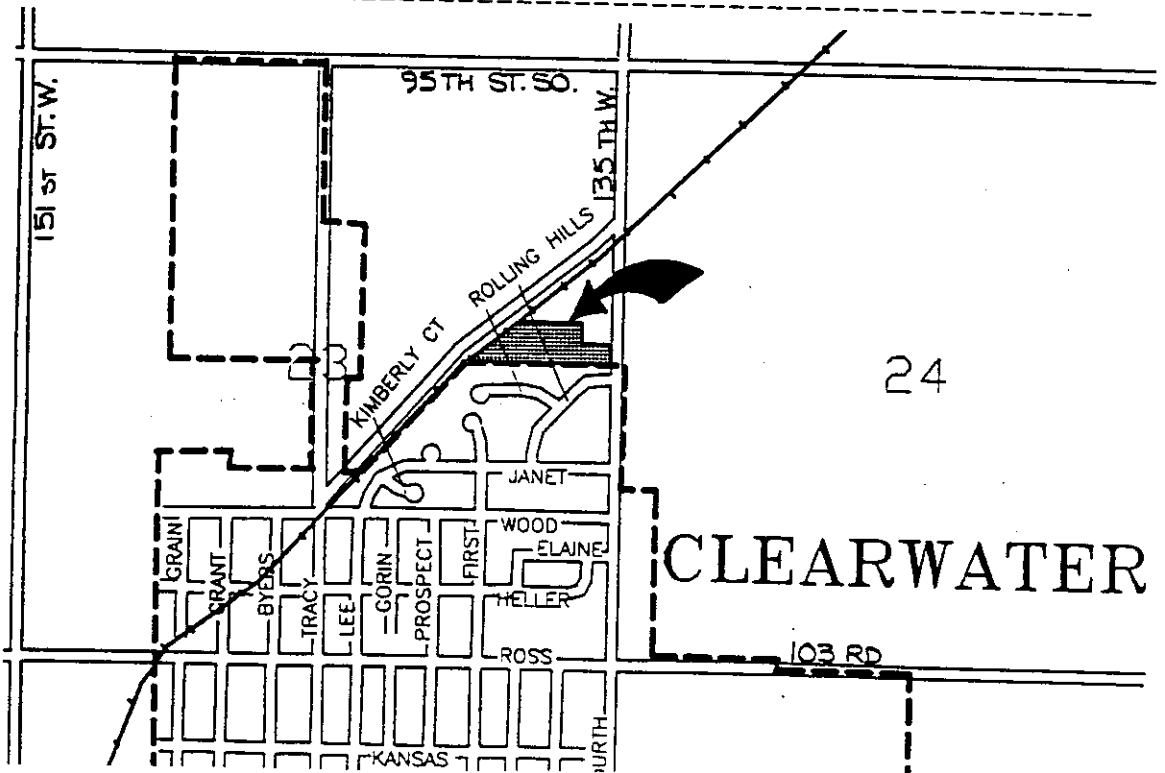
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.5 Acres

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Although this site is in the County, it is adjacent to the City of Clearwater. Clearwater sanitary sewer and water facilities are also adjacent or near to this site. Zoning for the site is presently "E" Light-industrial which is apparently appropriate for the planned use.
- A. Since Clearwater's sanitary sewer and water facilities are adjacent or reasonably available for use by this site, the applicant shall make arrangements with Clearwater for the extension of sanitary sewer and municipal water to this Addition. A letter shall be submitted, from the City of Clearwater, indicating that such satisfactory arrangements have been made.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If any of the site's drainage is to the railroad right-of-way to the west of the plat, a letter shall be provided from the railroad (Mo. & Pac.) indicating their willingness to receive such drainage.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The setback along the south line of this plat is appropriate and is being provided to create a buffer between this site and the residential area immediately to the south.
- F. With regard to the access control shown for this site to 135th Street West, the following changes shall be made on the final plat tracing:
1. The word "complete" should be deleted from the face of the plat since an opening is being allowed.
 2. The plattor's text should note that access control, except for 1-opening is being dedicated to 135th Street West across this site's east line. The text is now implying that complete access control is being dedicated.
- G. In terms of the signature blocks, the following changes shall be made to the final plat tracing;
1. For the County Commission, the following order shall be indicated:
Betsy Gwin, Chair
Mark F. Schroeder, Chair Pro Tem
Paul W. Hancock, Commissioner

Bernard A. Hentzen, Commissioner
Billy Q. McCray, Commissioner

2. The MAPC Chairman shall be Christopher J. Goebel.

- 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 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 County 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.