

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

January 20, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-1 UNION STATION SECOND ADDITION

OWNER/APPLICANT: City of Wichita, City Manager's Office, Attn: Allen Eichacher, 13th Floor - City Building, 455 North Main Street, Wichita, KS 67202

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 841 South Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Rock Island and Waterman

SITE SIZE: 1.838 Acres

NUMBER OF LOTS

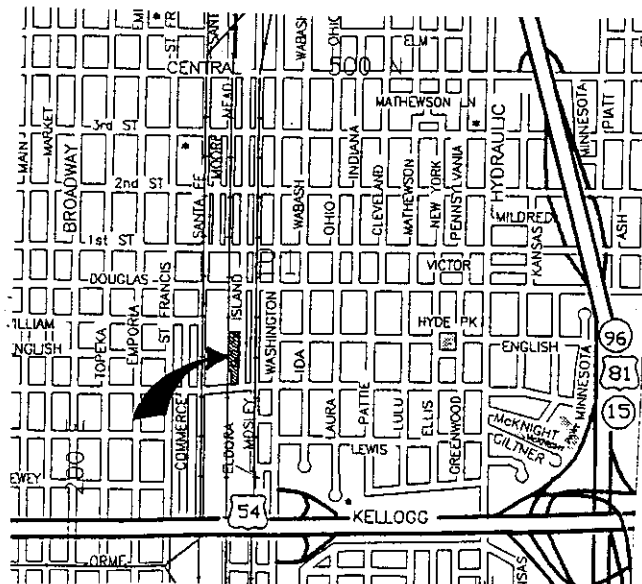
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 79,404.11 sq. ft.

CURRENT ZONING: "E" Light Industrial

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is basically a platted and developed area of the City. However, this replat is being undertaken to in part; vacate existing lots originally platted for residential type development and consolidate these lots into one building site, but also to incorporate into the site a narrow strip of land which apparently was never included in a platted addition. As a developed area of the City, needed facilities are apparently in place but minor extensions or improvements may still be necessary. All of this site is under "E" light industrial zoning which generally does not require building setbacks, however, platting has typically required the platting of building setbacks.

- A. City Engineering needs to indicate if any municipal facilities need to be guaranteed for this site. In particular is any guarantee needed to extend sanitary sewer into the site itself. Also, although not indicated by the sketch plat, do any facilities need to be relocated or abandoned?
- 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. The final plat tracing shall indicate building setbacks to both Waterman and Rock Island. To be consistent with the Union Station First Addition, these setbacks shall be 15-feet to Rock Island and 30-feet to Waterman. As necessary, however, these setbacks may be platted around any areas in which a reduced setback is necessary to accommodate existing building plans.
- E. Traffic Engineering needs to indicate the type of access control (complete or openings) to be dedicated to Waterman. A major opening is available to this site from the adjoining plat (assuming sites are under same ownership) or from Rock Island where no access controls are being required. The platting's text shall be amended to reflect any such access control dedication.
- F. 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.

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- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. 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.