

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

August 5, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-47 - SISTERS OF ST. JOSEPH FOURTH ADDITION

OWNER/APPLICANT: The Sisters of St. Joseph of Wichita, Kansas, a Charitable Corporation, 3700 E. Lincoln, Wichita, KS 67218
and CSJ Health System of Wichita, Inc., 3720 E. Bayley, Wichita, KS 67218

AGENT: Mark Kuhn, Administrator, 3700 E. Lincoln, Wichita, KS 67218

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: North of Harry and east of Clifton Avenue

SITE SIZE: 1.65 Acres

NUMBER OF LOTS

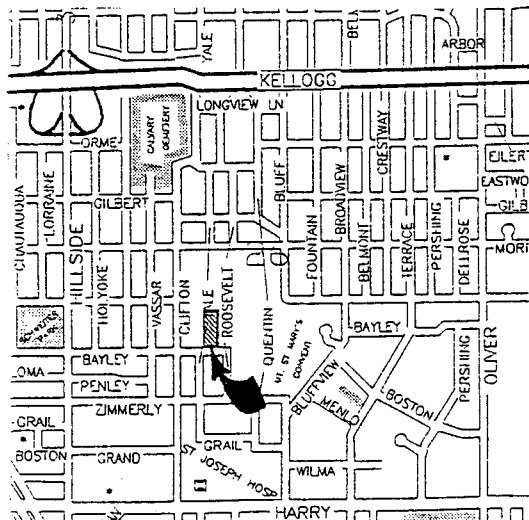
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.65 Acres

CURRENT ZONING: "A"

PROPOSED ZONING: "B" (Z-3060)

VICINITY MAP:



NOTE: This plat is basically a replat of an existing addition (Sisters of St. Joseph Third Addition) with an area of unplatted property being incorporated into this addition. In order to allow for a planned expansion of existing uses into this area, a zone change (Z-3060) from "A" Two-family to "B" Multiple-family zoning has also been approved for this site subject to platting.

Since this plat basically involves placing additional property onto an already platted and developed site, municipal services should already be available to the site.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any additional guarantees for sewer, water, or drainage are required for this site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Because of changes being made in the MAPC's membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.
- D. The applicant's agent is reminded that the platting binder is to be submitted with the final plat.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. 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.