

November 7, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-76 - O'REILLY 2ND ADDITION

OWNER/APPLICANT: Attn: Marcille Wohlgemuth, Parker Real Estate Trust, 6530 E. 13th Street, WICHITA, KS 67206

CONTRACT PURCHASER: Attn; Kathy Fer, O'Reilly Auto Parts, P. O. Box 1156, SPRINGFIELD, MO 65801

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, WICHITA, KS 67211

LOCATION: South of Pawnee and west of Hillside

SITE SIZE: 0.7 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 28,690 sq. ft.

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is being replatted apparently to better consolidate the site and vacate and rededicate certain easements for a planned redevelopment. A small structure presently occupies the northwest corner of the site, with a self service type car wash facility located across the south line of the plat.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if this site needs to provide any guarantees for sanitary sewer, water or drainage improvements.
- B. The applicant shall guarantee the closure of any driveways in excess of the number allowed by the dedication of access controls.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, access control to Pawnee Avenue may be indicated as one opening across any portion of the site's frontage to Pawnee. That is, the area of 100 feet of complete access control is typically only required when the intersection of arterials and/or collector type streets are involved. El Rancho Road does not fall into such a category. **Traffic Engineering**, however, needs to indicate if there are any unique conditions at this location that would require any such area of complete access control. Further, **Traffic Engineering** needs to indicate if access controls are needed to El Rancho Road. Property along the west side of this street immediately across from this plat is zoned "LC", but with residential uses being located just to the south.
- E. Based upon setback requirements of the Subdivision Regulations, El Rancho Road being a "side" type street would only require a 20-foot building setback to be indicated from that street. If the applicant chooses, the final plat may indicate only a 20-foot setback to El Rancho Road.
- F. On the final plat tracing for the apparent tie point to the site's northeast corner, a dimension needs to be shown for the east-west distance from the CL of Hillside to that corner.
- G. The **applicant's agent** needs to explain two items noted in the plat binder.
 - 1. Both the plat binder and the existing plat reference "private" driveway or access easements. The present plat no longer shows such easements on the property. Depending on who benefits from such easements, this or these easements could still need to be shown on the plat. The agent, therefore, needs to verify that any such easement(s) have been properly released by a benefitting party or that this site was itself the benefitting party and is therefore releasing its interest in such easement(s).
 - 2. The platting binder is indicating that Bank IV has a "financial" interest, but not a mortgage, in this site. The binder also notes that various actions involving the site need to be agreed to by Bank IV. The applicant's agent consequently needs to verify if Bank IV needs to be a signatory to this plat.
- 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. (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.)

- 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 and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. 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.