SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

September 4, 1997

STAFF REPORT
(One Step Final Plat)

CASE NUMBER: S/D 97-57 OTTAWAY 2ND ADDITION

OWNER/APPLICANT: Herbert & Martha Ottaway, 3821 W. 11th St., Wichita, KS 67203

Dominion Advisory Group, 9862 Lorene, Ste. 115, San Antonio, TX 78216-4452

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

LOCATION: East side of West St., north of 2nd St.

SITE SIZE: 3.8 Acres

NUMBER OF LOTS

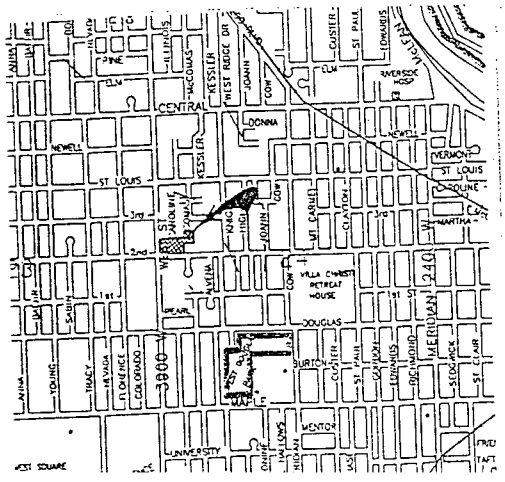
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.8 Acres

CURRENT ZONING: "LC" (Limited Commercial) and "SF-6" (Single Family)

PROPOSED ZONING: "LC" (Limited Commercial) and "GO"(General Office)

VICINITY MAP



Note: This site involves Ottaway Addition and Lot 41, Knight Acres. Lot 41, Knight Acres, has been rezoned for "GO", general office zoning (Z-3217). Ottaway Addition is zoned "SF-6", single family zoning. The area is also restricted on how it can be developed by a protective overlay. (PO-14) The protective overlay covers location of buildings, height of building structures, access, lighting, and uses for this site.

STAFF COMMENTS:

A. Existing municipal services appear to be available to the site. **City Engineering** needs to comment if any additional guarantees are required and/or the need for any additional easements.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are needed and guaranteed by petition, a notarized a certificate listing the petitions shall be submitted to the Planning Department for recording.

D. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

E. Per the protective overlay no access shall be permitted to McComas or 3rd Street and only two access points will be permitted to West St.

F. **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

G. Based on the platting binder, property taxes for the second half of 1996 remain unpaid. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.

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 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.

K. Recording of the plat within thirty (30) days after approval by the City Council.

L. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.

CLOSURE - OTTAWAY 2ND ADDITION

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L001

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1			N	5000.000	E	5000.000	S	0+00
	NORTH	265.240						
2			N	5265.240	E	5000.000	S	2+65.240
S	89-52'00.0"E	434.020						
3			N	5264.230	E	5434.019	S	6+99.260
N	00-30'01.0"E	132.620						
4			N	5396.845	E	5435.177	S	8+31.880
S	89-52'00.0"E	193.200						
5			N	5396.395	E	5628.376	S	10+25.080
S	00-32'25.0"W	265.250						
6			N	5131.157	E	5625.875	S	12+90.330
N	89-52'00.0"W	193.020						
7			N	5131.606	E	5432.856	S	14+83.350
S	00-30'01.0"W	132.450						
8			N	4999.161	E	5431.699	S	16+15.800
N	89-53'19.3"W	431.700						
1			N	5000.000	E	5000.000	S	20+47.500

LENGTH= 2047.500 AREA= 165995.948 SF 3.811 ACRES