

OCTOBER 22, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-102 - HCA WESLEY ADDITION

OWNER/APPLICANT: HCA Realty, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Between Hillside and Holyoke, on the south side of 2nd Street.

SITE SIZE: 2.7 Acres

NUMBER OF LOTS:

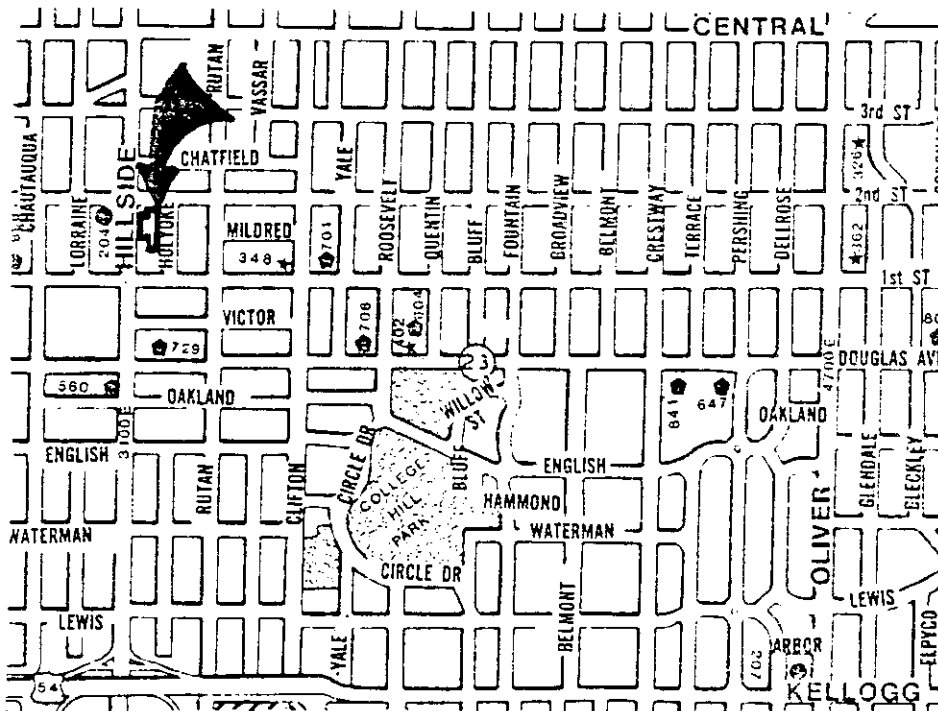
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 117,850.0 Sq. Ft.

CURRENT ZONING: "A", "B" and "BB"

PROPOSED ZONING: "BB" (Z-2790)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2790) requesting "A" (duplex), "B" (multiple-family) and "BB" (office) to "BB" (office) has been approved subject to replating.

A. The applicant shall guarantee any drainage improvements required by the plating of this property.

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

C. On the final plat tracing, 5 feet of additional street right-of-way shall be dedicated for adjacent 2nd Street. This additional dedication will bring the half-street right-of-way up to the 35-foot standard for office and commercial areas.

D. The granting of "complete access control", to Holyoke Avenue, is depicted correctly on this plat as was stipulated by the association zone change case.

E. As this replat constitutes the vacation of previous platted lots, on the final plat tracing, the plat's text shall be amended to reference K.S.A. 12-512(b).

F. On the final plat tracing, the wording in the plat's text regarding the contingent dedication shall be amended to read as follows:

"The contingent street dedication is hereby dedicated to of that portion of the existing building which exists within the area of the contingent dedication. This contingent dedication shall run with the land but shall not be construed to require the removal or destruction of the existing building."

G. On the final plat tracing, the south 30 feet of the contingent dedication, depicted on the final plat, shall be made an outright dedication. This portion of land is not occupied by the existing building.

H. On the final plat tracing, the building setback from Hillside shall not be labeled only a 20-foot setback. Instead the setback line shall be simply labeled as a building setback with a 20-foot dimension on the southern portion of the lot and a 30-foot dimension on the northern portion of the lot. This change in labeling of the setback will include the contingent dedication within the setback area.

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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees needed?