

December 12, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-90 CARRIAGE HOUSE PLAZA THIRD ADDITION

OWNER/APPLICANT: Myleena A. Roberts, 520 S. Robin Road, Wichita, KS 67209

AGENT: Attn: Tim Ewald, Tim Ewald Realty, 250 N. Kansas, Wichita, KS 67214

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

LOCATION: North of Kellogg and east of Tyler Road

SITE SIZE: 0.83 Acre

NUMBER OF LOTS

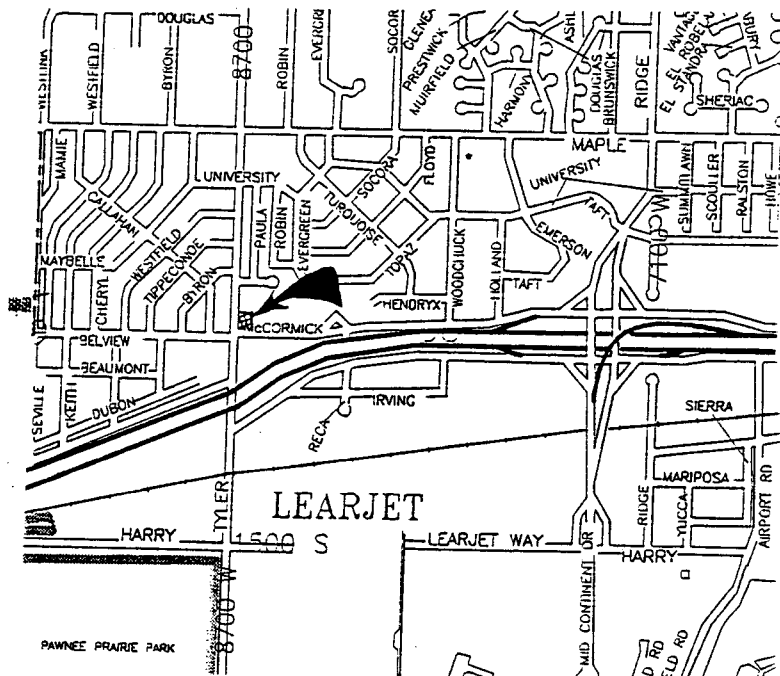
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 36,193.61 sq. ft.

CURRENT ZONING: "LC" (DP-50) (BZA 33-84)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves an area with "LC" zoning with a BZA case from 1984 (BZA, 33-84) having approved the site for development of a self-serve car wash. This plat (Lot 1) also corresponds to Parcel 1 of CUP, DP-50.

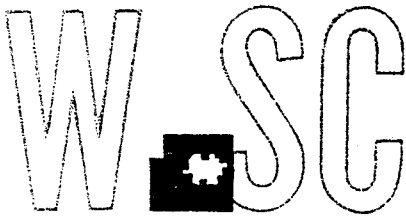
STAFF COMMENTS:

- A. Based on the sketch plat, this site appears to have access to municipal water, sanitary sewer and paved streets. City Engineering needs to indicate if any additional guarantees are required for such improvements.
- B. The lot now being platted is of a portion of a lot in the Carriage House Plaza Second Addition. At the time of that plat, sidewalk was to be installed along the north side of McCormick but has apparently not been installed. Consequently, the applicant shall provide a Sidewalk Certificate for sidewalk along McCormick adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As originally platted and established by DP-50, Amendment #4, the lot which this plat is now a portion of was restricted to only one opening for the area from McCormick northward to Tyler Court. Since an opening already exists north of this lot, the opening being requested for this plat will exceed the originally established controls. The final plat tracing shall therefore either indicate complete access control to Central, or before submittal of the final plat tracing, the applicant shall obtain either an adjustment or amendment to DP-50 allowing the access now being requested.
- F. The applicant shall either plat setbacks as shown by the CUP, DP-50 (35-feet to both Tyler and McCormick) or place a note on the face of the plat noting that this site is subject to setback and other requirements as per DP-50 amended File #4.
- G. The applicant is advised that if this plat is submitted for recording in 1997, County signatures and dates need to be properly indicated (i.e., new County Clerk, Register of Deeds, etc.).
- H. It should be noted that the platting of this lot will leave the lot previously platted in the Second Addition as only a portion of a buildable site and consequently limitations will be placed on that site's future development unless the involved portion is itself replatted or possibly lot split.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. (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.)

- K. 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.
- L. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- P. 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 12, 1996

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 96-90 (Final Plat) CARRIAGE HOUSE PLAZA THIRD AVENUE

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The lot now being platted is of a portion of a lot in the Carriage House Plaza Second Addition. At the time of that plat, sidewalk was to be installed along the north side of McCormick but has apparently not been installed. Consequently, the applicant shall provide a Sidewalk Certificate for sidewalk along McCormick adjacent to this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- C. As originally platted and established by DP-50, Amendment #4, the lot which this plat is now a portion of was restricted to only one opening for the area from McCormick northward to Tyler Court. Since an opening already exists north of this lot, the opening being requested for this plat will exceed the originally established controls. The final plat tracing shall therefore either indicate complete access control to Tyler.
- D. The applicant shall either plat setbacks as shown by the CUP, DP-50 (35-feet to both Tyler and McCormick) or place a note on the face of the plat noting that this site is subject to setback and other requirements as per DP-50 amended File #4.
- E. The applicant is advised that if this plat is submitted for recording in 1997, County signatures and dates need to be properly indicated (i.e., new County Clerk, Register of Deeds, etc.).
- F. It should be noted that the platting of this lot will leave the lot previously platted in the Second Addition as only a portion of a buildable site and consequently limitations will be placed on that site's future development unless the involved portion is itself replatted or possibly lot split.



- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- 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 and/or County Commission.
- M. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Myleena A. Roberts, 520 S. Robin Road, Wichita, KS 67209

Attn: Tim Ewald, Agent, Tim Ewald Realty, 250 N. Kansas, Wichita, KS 67214

Mike Lindebak, City Engineer ✓

METROPOLITAN AREA PLANNING COMMISSION

December 19, 1996

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(Final Plat Approved 12/12/96)

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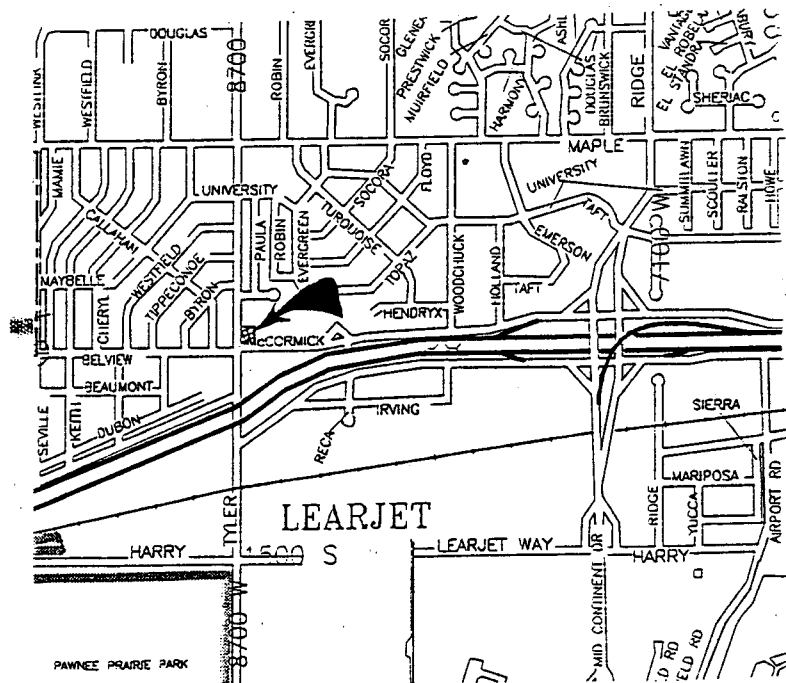
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