

April 17, 1997

STAFF REPORT
(One-Step, Preliminary-Final Plat)

CASE NUMBER: S/D 97-28 - R. L. CARPENTER 3RD ADDITION

OWNER/APPLICANT: William J. Oliver, Jr.
220 W. Douglas, Wichita, KS 67211
(Contract Purchaser): Roger Carpenter
P. O. Box 2107, Coffeyville, KS 67337

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211; 262-7271

LOCATION: Northeast corner of Woodlawn and 37th Street North.

SITE SIZE: 1.7 Acres

NUMBER OF LOTS

Residential:
Office:
Commercial: 2
Industrial: ==

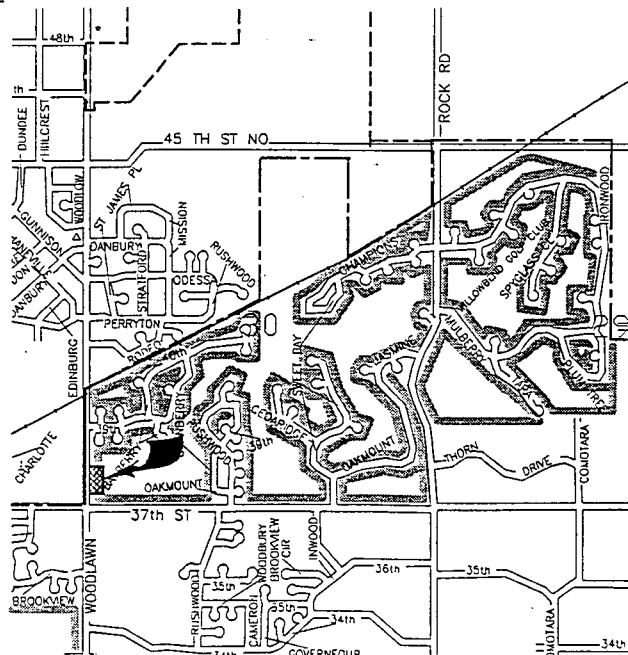
Total: 2

MINIMUM LOT AREA: 36,425 square feet

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



MAIN 9, SS # 23

NOTE: This plat is a replat of a portion of an existing lot in the Chisholm Creek Addition. That Lot/Addition was platted in the early 1970's. This plat is creating two (2) additional building sites. The area of the exception, although only partly shown by this plat, does have an existing structure on the site, with two (2) driveways out to 37th Street North and two (2) driveways out to Woodlawn. However, one (1) of the driveways out to Woodlawn appears to be located in the area of Lot 2 of this Addition. When this site was being platted in the 1970's, the issue of providing services to the site from either Wichita or Bel Aire was being discussed.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any additional guarantees are required for water or sanitary sewer improvements to serve this site. It appears that Lot 1 of this plat does not have direct access to sanitary sewer.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Where this site was originally platted, only three (3) access openings were allowed to Woodlawn. This plat is itself proposing three (3) openings which with the existing opening(s) provided for the exception area will create four (4) openings. Traffic Engineering needs to comment on why a lot with only 200 feet of frontage to Woodlawn should be allowed two (2) openings.
- E. On the final plat tracing, since this Addition's a replat of existing platted lots, a tie point referenced to a previously platted lot corner shall be indicated.
- F. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on the plat. At this time, the platting binder is indicating ownership in another party.
- G. 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.)
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- J. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- K. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- L. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.