

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. A

January 23, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-1 - C.E.C.U. ADDITION

OWNER/APPLICANT: Cessna Aircraft Co., Nick Macaluso, Project Engineer, P.O. Box 7704, Wichita, KS 67277

SURVEYOR/ENGINEER: Moehring & Associates, 433 South Hydraulic, Wichita, KS 67211

LOCATION: 1/2 mile west of Hoover Rd. on the north side of 31st St. So.

SITE SIZE: 1.28 Acres

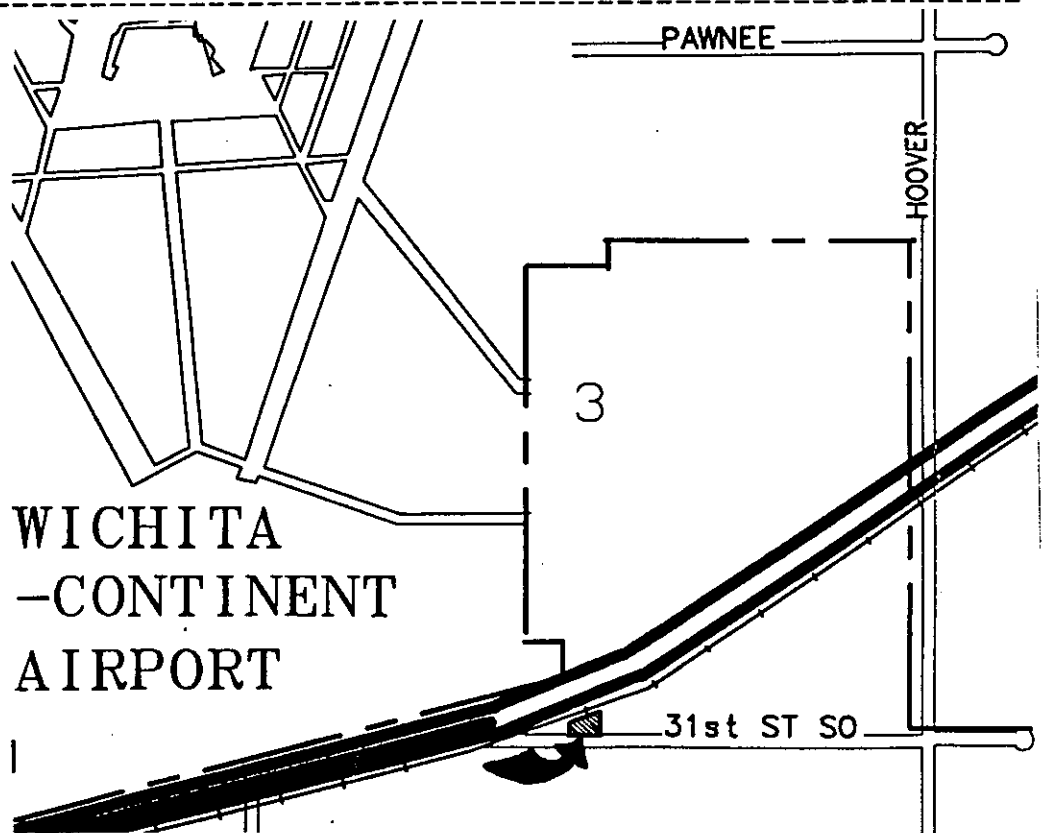
NUMBER OF LOTS

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

MINIMUM LOT AREA: 42,826.52 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



NOTE: This site is presently within the County. City of Wichita sanitary sewer and water are both apparently over 1000 feet from this site and are therefore not available to this development. The site is intended for a credit union, with present zoning being "E" light industrial.

STAFF COMMENTS:

- A. County and/or City Engineering need to verify if water or sanitary sewer are available to this site.
- B. If neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. If water and sanitary sewer are not available, City Engineering needs to indicate if petitions should be required for the future extension of these facilities.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. County Engineering needs to indicate if there are any requirements concerning paving of 31st St. S. adjacent to this site.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. On the final plat tracing, the face of the plat shall delete the word "complete" from the access control being shown for this plat. At this location 31st St. S. is not considered an arterial and the two openings indicated on the face of the plat may be acceptable. County Engineering needs to comment on this access control. If two openings are allowed, the plattor's text shall be corrected to indicate "shall have access to 31st St. South at 2 locations. . ."
- I. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.

- J. The applicant is advised that in the next several weeks the Board of County Commissioners will be reappointing chairmanship positions and the final plat tracing shall indicate the proper order for commissioner signatures.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from County 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.