

November 21, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-79 - CMI ADDITION

OWNER/APPLICANT: Commercial Mechanical Inc. of Kansas, 1702 Laura, WICHITA, KS 67211

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., 239 N. Ohio, WICHITA, KS 67214

LOCATION: South of Harry and west of Hydraulic

SITE SIZE: 11,250 sq. ft.

NUMBER OF LOTS

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

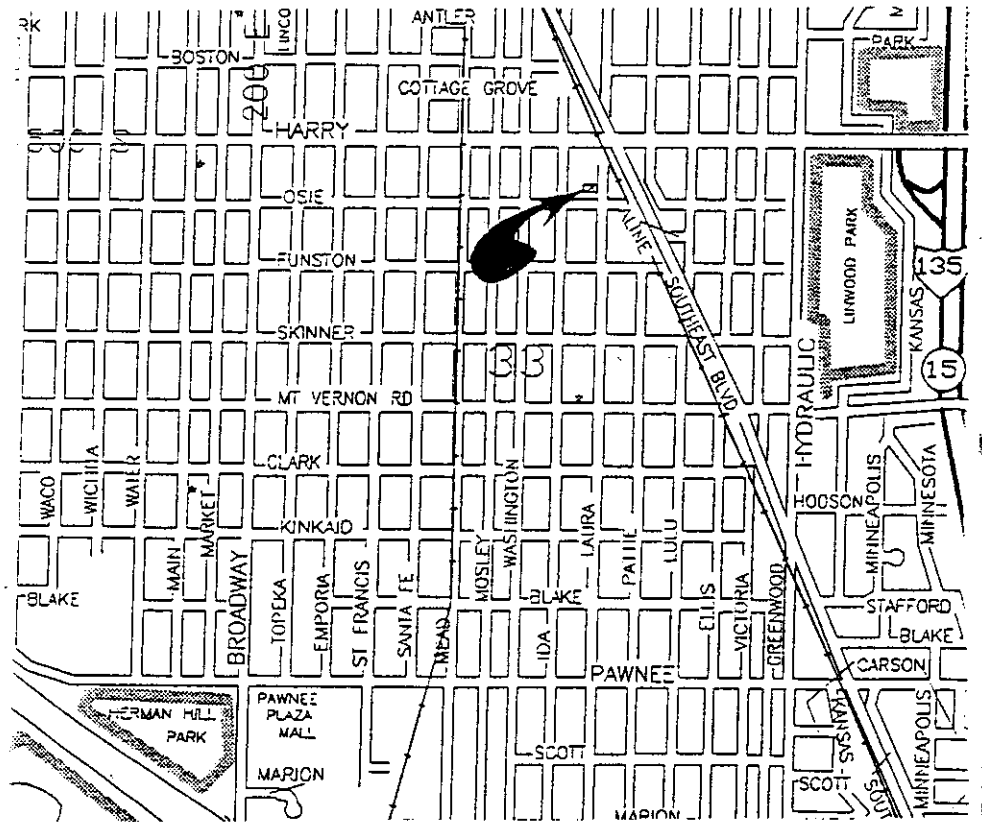
MINIMUM LOT AREA: 11,250 sq. ft.

CURRENT ZONING: "LI"

PROPOSED ZONING:

VICINITY MAP:

Sector



NOTE: A plat for this same site (Lester Addition) was submitted in 1995 but was never completed. Laura adjacent to this site is unpaved and deadends to the north at railroad right-of-way. An alley has been platted (partially) along the site's west line. The property on the west side having dedicated half of the alley, with additional alley right-of-way being acquired as property on the east side plats.

STAFF COMMENTS:

- A. The applicant shall attempt to obtain a valid paving petition for Laura from Osie to this street's northern terminus at the railroad right-of-way to the north. If such a petition is not obtained, the applicant shall submit an affidavit, for recording, indicating a willingness to participate in any future paving of this street.
- 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, ten (10) feet of right-of-way shall be dedicated to an alley along the west line of this plat. Both the face of the plat and the platting text shall note such a dedication.
- D. On the final plat tracing, both the centerline of Laura shall be labeled and the amount of 1/2 street right-of-way (30') indicated.
- E. If the applicant chooses, the final plat tracing may delete the platted building setback. The setback will then be determined by the zoning ordinance and could consequently be interpreted as being equal to or less than 20-feet.
- F. The applicant is reminded that a plat binder is required to be submitted with the final plat. This plat will be subject to a review of the platting binder and any relevant conditions found by such a review.
- G. On the final plat tracing, the following changes shall be made:
 1. The MAPC Chair shall be shown as John C. Frye
 2. Deputy - shall be deleted from the City Clerk's signature line.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- 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. 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.