

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

April 15, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-17 - BUCKLEY INDUSTRIAL ADDITION

OWNER/APPLICANT: Duane J. Buckley Living Trust

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: North of Murdock and west of Hydraulic

SITE SIZE: 142,000 sq. ft.

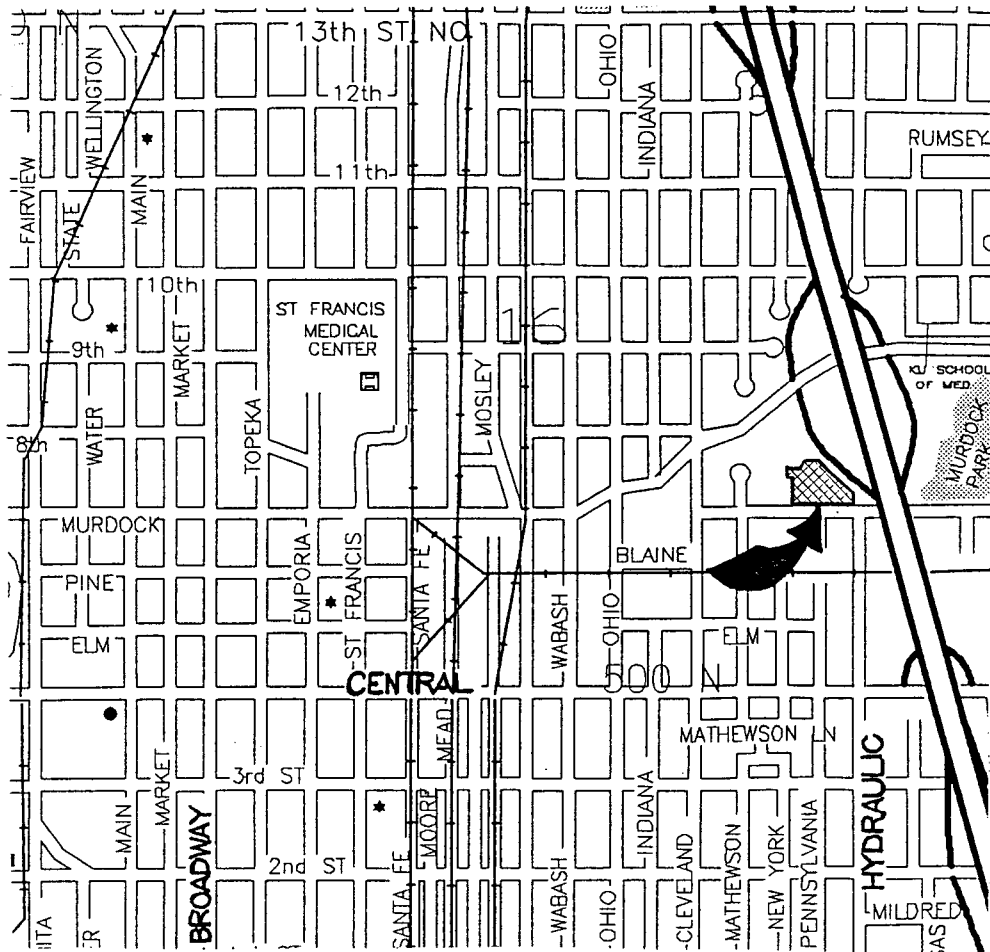
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 142,000 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



STAFF COMMENTS:

NOTE: While this site has developed for industrial purposes, the underlying platting was for residential uses. Streets and alleys have been vacated by separate actions, right-of-way for I-135 has been acquired from portions of the lots, and the existing industrial buildings are built across lots and vacated street and alley. However, a portion of this area, or what is now being included in this plat (towards the northwest corner of the plat) was never platted. An expansion at this site is now being planned which would encroach into this unplatted area. This plat will not only allow use of this unplatted area, but the previously platted lots, easements, vacated public right-of-way, etc. will be eliminated or cleaned up by the site's replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting 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. City Engineering needs to indicate if any additional utility easements for sanitary sewer or storm sewer need to be granted by this plat. As indicated by the sketch plat, existing sewer lines are not being completely covered by public utility easements.
- D. Based on the orientation of existing buildings on this site to Murdock, the Subdivision Regulations require that a 35-foot building setback be platted to this street. The final plat tracing shall therefore indicate a 35-foot building setback to Murdock.
- E. Since this replat is vacating previously platted conditions, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- G. On the final plat tracing, the centerline of Murdock shall be so labeled.
- H. The applicant's agent is reminded that the platting binder is to be submitted with the final plat. This plat will be subject to any requirements determined appropriate upon review of the platting binder, which must be submitted before this plat can be scheduled for City Council review.
- I. 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.

- J. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing [Section 5-101(C)].
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative 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.