

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

February 6, 1992

STAFF REPORT
(Final Plat)

Bruce

CASE NUMBER: S/D 92-3 - ~~COG CREDIT UNION~~ ADDITION

OWNER/APPLICANT: COG Credit Union, c/o Leane Cloud, 2362 S. Spruce, Wichita, KS 67211

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

LOCATION: West side of Grove St. in an area just south of Mt. Vernon

SITE SIZE: .2 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 6,500 sq. ft.

CURRENT ZONING: "A" Two Family Dwelling

PROPOSED ZONING: "LC" Light Commercial (Z-3048)

VICINITY MAP:



NOTE: A zone change to "LC" light commercial zoning was approved for this site by the MAPC on 12/5/91 and the City Council on 1/14/92. This site is being planned for a Credit Union. Although an existing house is intended to be converted to the Credit Union use, this property was never platted and as was required as a condition of the zone change to plat the site by January 14, 1993. This site is in a developed area with sanitary sewer, water and paved streets available.

STAFF COMMENTS:

- 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. As required for "LC" light commercial zoning, the final plat tracing shall indicate a 35-foot building setback from Grove.
- D. The final plat shall indicate the platting of the 35 foot building setback from Grove through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. As was offered by the applicant during review of the zone change, a covenant shall be provided concerning the uses to be allowed on this site. This covenant, signed by the property owner, needs to be submitted, for recording, with the final plat tracing. If the applicant chooses to use a covenant different than the one provided during the zoning review, the City's Law Department will need to review and approve any such covenant.
- F. As indicated in the platting binder 1991 taxes on this site have not been paid. The applicant shall provide proof that these taxes have been paid prior to the release of the plat tracing for recording.
- G. Also indicated in the platting binder is a mortgage being held by a savings and loan. The final plat tracing shall indicate the signatures for this mortgage holder or a release of the mortgage shall be provided.
- H. The applicant is advised that at the time of site development the applicant will need to prove to the Office of Central Inspection that sufficient parking can be provided for the intended land use.

- 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. 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.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if there is any concern with this site's access to the sanitary sewer line to the rear of the site. That is, if any additional utility easement is, for example, needed.

Note: This plat has been submitted in final form only.