

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

December 7, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-81 BOGUE ADDITION

OWNER/APPLICANT: Richard J. Bogue, 429 N. Maize Road, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: South of Central and west of Maize Road

SITE SIZE: 2.7 Acres

NUMBER OF LOTS

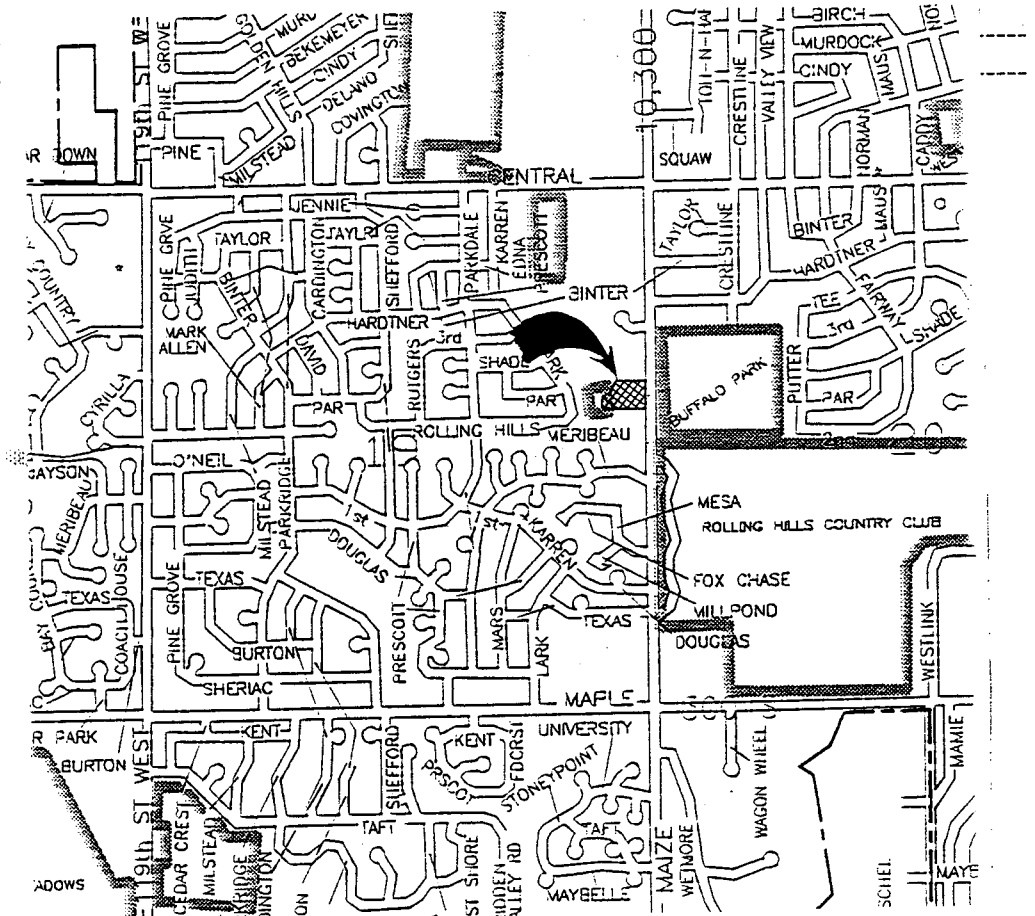
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|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | — |
| Total: | 1 |

MINIMUM LOT AREA: 105,924 sq. ft.

CURRENT ZONING: "C"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Although this site is already developed with an existing structure and had been previously zoned "C" Commercial, the property has not been platted. Apparently a change in use or expansion of the present use has caused the requirement to plat. It should be noted that while the area west of this site (being shown as an exception) appears to be landlocked, this tract of land has apparently been donated to the City for use of a park or recreational corridor being developed along the Cowskin Creek.

STAFF COMMENTS:

- A. This site appears to be served by existing facilities. City Engineering needs to indicate if any requirements or guarantees are still needed.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering needs to verify if the indicated minimum building pad elevation is acceptable.
- D. Prior to this plat being released for recording, the applicants shall submit a letter indicating that any objects presently under their ownership (yard lights, signs, etc.) have been removed from the area being dedicated for public street.
- E. Prior to this plat being released for recording, the applicant shall also submit proof that all applicable property taxes have been paid. The platting binder presently indicates that all of 1995 taxes are due and the tax receipts note only that 1994 taxes are paid.
- F. On the final plat tracing, the MAPC signature block shall be amended to indicate Susan Osborne-Howes as chair(man).
- 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 30 days after approval by the City Council.
- 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.

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