

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

January 9, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 91-68 - CHANCE INDUSTRIAL 2ND ADDITION

OWNER/APPLICANT: Chance Properties, Monte Brown, P.O. Box 12328, Wichita, KS 67277

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

LOCATION: West of West St. and south of U.S. 54.

SITE SIZE: 19 Acres

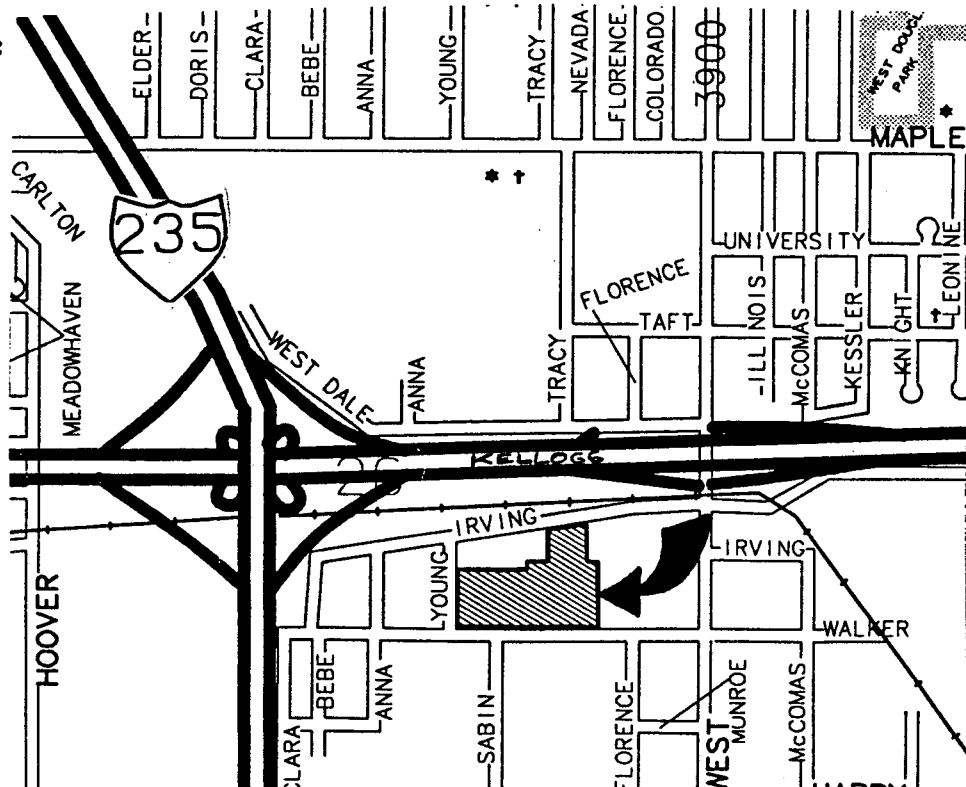
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 25,680 sq. ft.

CURRENT ZONING: "E" Light Industrial

VICINITY MAP:



NOTE: Although a plat of this acreage, with "E" light industrial zoning would typically be required to be submitted as a preliminary plat, it has been accepted in final form only. All of this site has been platted, with the surrounding streets previously dedicated and improved. The purpose of this replatting is in part to reorganize the site into lots which are more in line with expected development. Also, the replat will allow for the vacation and regranteeing of easements to better serve the new lot configurations.

STAFF COMMENTS:

- A. Although sanitary sewer and water are available to the area, lots 2 and 3 appear to be unserved by sanitary sewer at this time. The applicant shall therefore guarantee the extension of sanitary sewer to these lots.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Portions of the Batson Addition (lot 1) are being excluded from this replat. A 66 foot wide strip to the north west of this plat is apparently being used for parking by development in the West 54 Industrial Addition or south of Irving. More significantly, the eastern half of the Batson Addition, which contains a major structure will now only be located on a portion of a previous lot. Any future expansion of this facility will potentially, therefore, be subject to acquiring a lot split or replat of that portion.
- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- F. As indicated by the platting binder this site has unpaid property taxes. Prior to this plat being released for recording proof shall be provided that these taxes have been paid.
- 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.