

October 10, 1991

STAFF REPORT
(Final Plat Approved 10/3/91)

CASE NUMBER: S/D 91-47 - MESS ADDITION

OWNER/APPLICANT: M.M.E. & S. Partnership, 2716 W. Central,
Wichita, KS 67203

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

LOCATION: North side of Central in an area east of St.
Paul.

SITE SIZE: 0.5 Acres

NUMBER OF LOTS

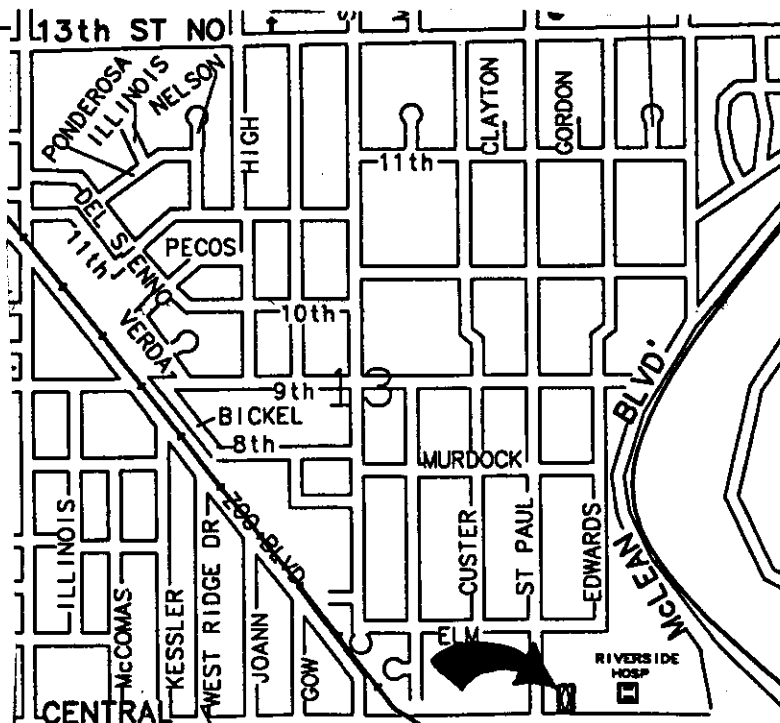
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 19,240 sq. ft.

CURRENT ZONING: "LC" Light Commercial; "A" Two Family Dwelling

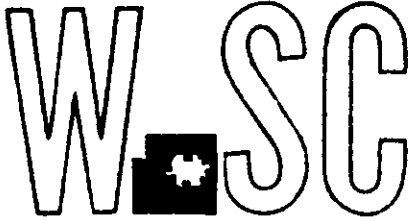
PROPOSED ZONING: "LC" Light Commercial (Z-3036)

VICINITY MAP:



STAFF COMMENTS:

- A. Since it appears that the present sanitary sewer line is in or just at the edge of Central's presently paved area but would be under street pavement when Central is improved at this location, the applicant shall guarantee the extension of sanitary sewer to this site, and an appropriate stub easement shall be indicated on the final plat tracing.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. This plat shall be subject to any conditions established by the City Council in regard to the requested zone change.
- D. The final plat shall indicate the platting of the 35 foot building setback from Central through the existing building which encroaches into the setback area. The Office of 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. On the final plat tracing, the dedication of access control to Central shall also be referenced in the plat's text.
- F. As indicated in the title binder, the ownership of this site is still in question. Prior to the final plat tracing being released for recording, the applicant will need to provide proof that the issue of property ownership as specified in the title binder has been satisfied.
- G. The final plat tracing shall either indicate the K.G.&E. easement noted in the title binder or a release of this easement by K.G.& E. shall be submitted to Planning for the plat file.
- 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.
- 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.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

October 11, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-47 Mess Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on October 10, 1991, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 7, 1991.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:sm

cc: M.M.E. & S. Partnership, 2716 W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer

FILE COPY

MISSION

EMILY