

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

September 18, 1997

STAFF REPORT
(One-step Final Plat)

CASE NUMBER: S/D 97-51 - WILLOWBEND OFFICE CENTER

OWNER/APPLICANT: Build Tech 2000, L.L.C. 3500 N. Rock Road,
Bldg. 400, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin Miller, P.A., % Tim Austin, 254 S. Laura:
Suite 210, Wichita, KS 67211

SURVEYOR: LDJ Surveying, LLC, 254 S. Laura, Suite 210,
Wichita, KS 67211

LOCATION: 45th St. N and Rock Road

SITE SIZE: 7.3 Acres

NUMBER OF LOTS

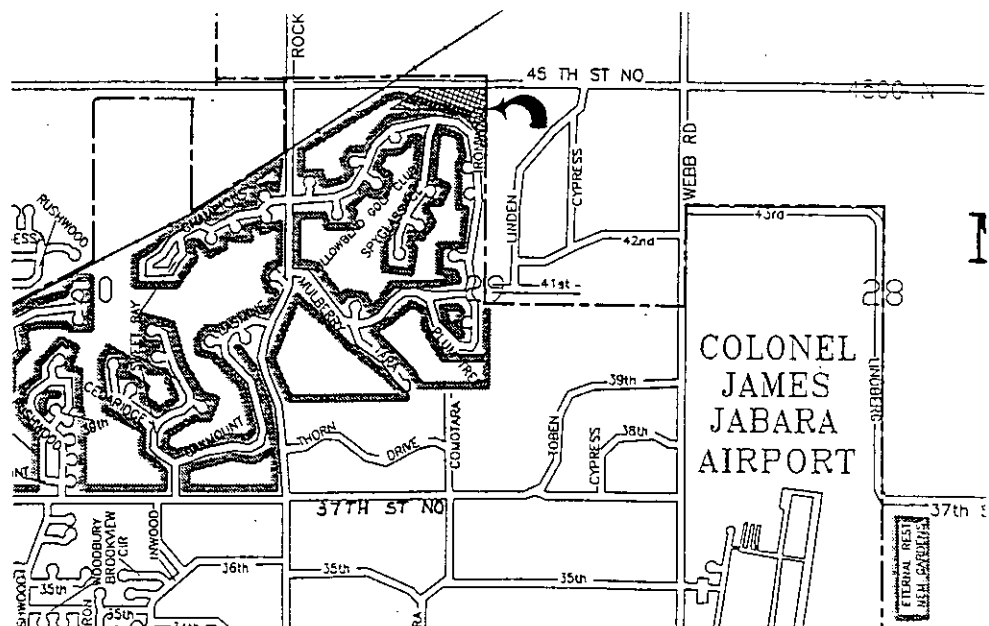
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 7.3 Acres

CURRENT ZONING: "SF-6" Single Family

PROPOSED ZONING: "OW" Office Warehouse

VICINITY MAP:



Note: This plat is subject to a zone change.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the associated zone change case (Z-3242) and any relevant conditions of such approvals.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted. This guarantee shall also provide for any needed off-site extensions.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

City Engineering has approved the drainage plan and asks for no guarantees. The improvements will be done at time of site development.

- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. Traffic Engineering should be prepared to comment on the number of allowable access points along 45th Street North as well as any improvements needed to 45th Street North. Traffic Engineering does not request any improvements to 45th Street. There shall be 200 feet of complete access control , 200 feet east of the railroad tracks. Finally, only two points of access will be allowed to 45 Street North.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. In the plat binder, a pipeline easement granted to Cities Service Gas Company is shown. If these easements in any way impact (are located on) this site, such easements shall be shown, labeled and recording information shown. If not on the site, the applicant's agent shall provide documentation showing that easements are off-site.
- 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. (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.)

- 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.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. The Representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. In particular, Southwestern Bell Telephone Company needs to indicate if the easement granted over the south 16.5 feet of the north 46 ½ feet of Government Lot is still needed. (Platting Binder) Southwestern Bell requests this easement continue to be shown.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P.O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. The applicant is advised that the correct plat name should be used throughout the plat's text and on the face of the plat.
- P. The applicant is advised that City Engineering is limiting the number of access points to two along 45th St. North.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

August 21, 1997

**STAFF REPORT
(One-step Final Plat)**

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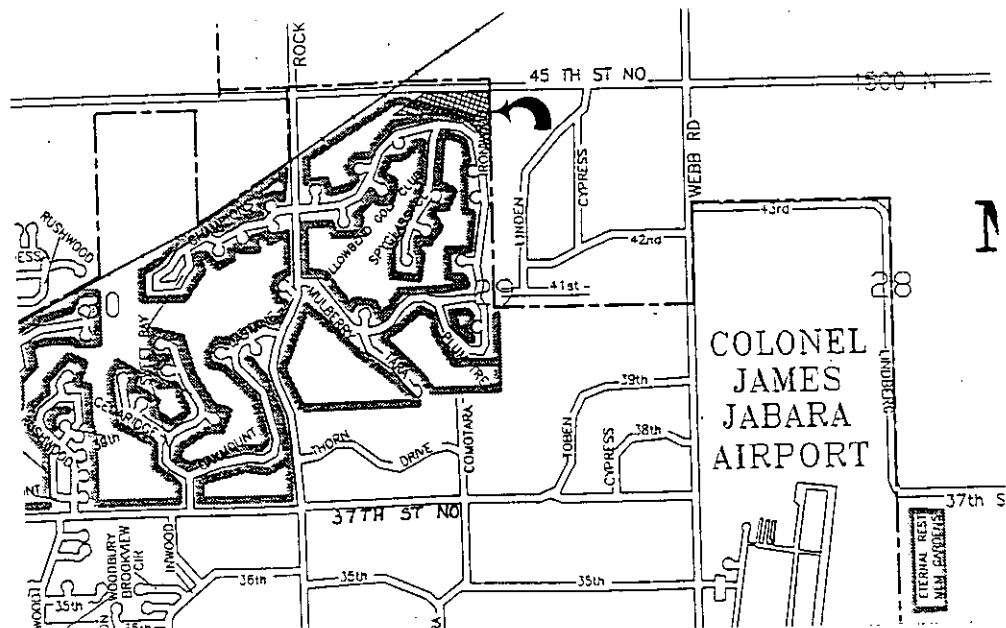
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S/D 97-51 -- One-Step Final Plat of WILLOWBEND OFFICE CENTER
August 21, 1997 - Page 3

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SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

August 21, 1997

STAFF REPORT
(One-step Preliminary-Final Plat)

CASE NUMBER: S/D 97-51 - WILLOWBEND OFFICE CENTER

OWNER/APPLICANT: Build Tech 2000, L.L.C. 3500 N. Rock Road,
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NUMBER OF LOTS

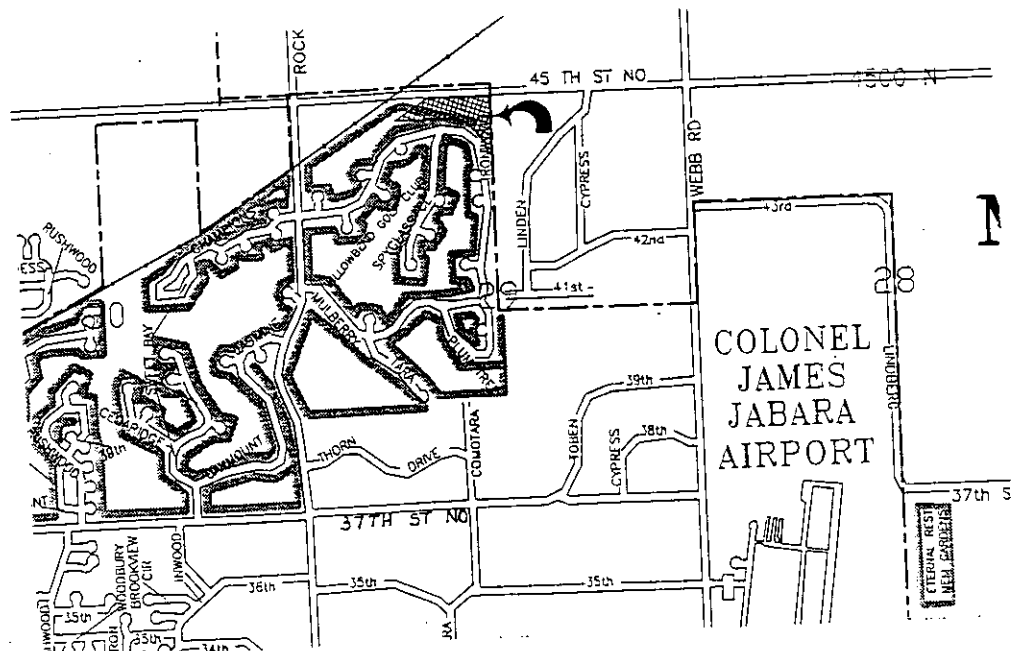
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