

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

January 24, 1991

STAFF REPORT

(Final Plat; Preliminary Plat Approved 1/10/91)

CASE NUMBER: S/D 90-69 - PHILLIPS TYLER ADDITION - now
PHILLIPS 66 CENTER - TYLER ADDITION

OWNER/APPLICANT: Phillips 66, 9706 S. Branden, Tulsa, OK 74136

SURVEYOR/ENGINEER: Bill Yung Design, 4912 E. 29th Suite One,
Wichita, KS 67220/Baughman Company, 315 Ellis,
Wichita, KS 67211

LOCATION: Northeast corner of Kellogg and Tyler Rd.

SITE SIZE: .689 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 30,825 sq. ft.

CURRENT ZONING: "LC" Light Commercial

VICINITY MAP:



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NOTE: As indicated by the final plat a portion of this area immediately south of the area being platted, is involved with right-of-way being acquired for Kellogg improvements. It is anticipated that all of the indicated area will be required for future right-of-way needs by separate instrument.

STAFF COMMENTS:

- A. It should be noted that this plat involves a name change from what was indicated on the preliminary plat (Phillips-Tyler).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As indicated by the preliminary plat, an off-site easement will be required for the extension of sanitary sewer to this site. This easement should be 20 feet wide and needs to be established by separate instrument. A copy of the easement should be provided to City Engineering for approval, with the original dedication submitted to Planning for recording with the plat tracing.
- E. A copy of the private access agreement shall be submitted for the plat file. This document should be recorded by the applicant, with the recording information shown on the final plat tracing.
- F. As indicated during the Subdivision Committee approval of the preliminary plat the final plat shall indicate access control except for 2-openings to Tyler Road, with complete access control for the area south of the southern most drive along Tyler Road.
- G. Arrangements shall be made for the relocation of K.G. & E.'s, Southwestern Bell's, and Cablevision's facilities crossing this site, but not covered by an easement. As necessary, substitute easements shall be platted for these utilities. As requested by K.G. & E., easements may need to be provided along the north and east lines of this plat. The applicant shall submit with the final plat tracing letters from these utilities indicating that satisfactory arrangements have been made for any needed relocations.
- H. Although the existing buildings on the site are indicated to be removed, if this plat is completed, and the buildings are not removed, no expansion of the structures will be permitted within the areas of the setbacks.

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- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The applicant shall submit copies of the street right-of-way condemnation case 84C-3494 as well as the right-of-way easements, Film 710, Pg. 1434, Film 287, Pg. 94 and Film 306, Pg. 557 to the Planning Dept. Each of these is mentioned in the title binder as well as shown on the final plat.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The representative from Traffic Engineering should be prepared to comment on any traffic or intersection improvements that should be required for this site and what portion if any of this site should show complete access controls to Tyler Road.