

SUBDIVISION COMMITTEE RECOMMENDATIONS:

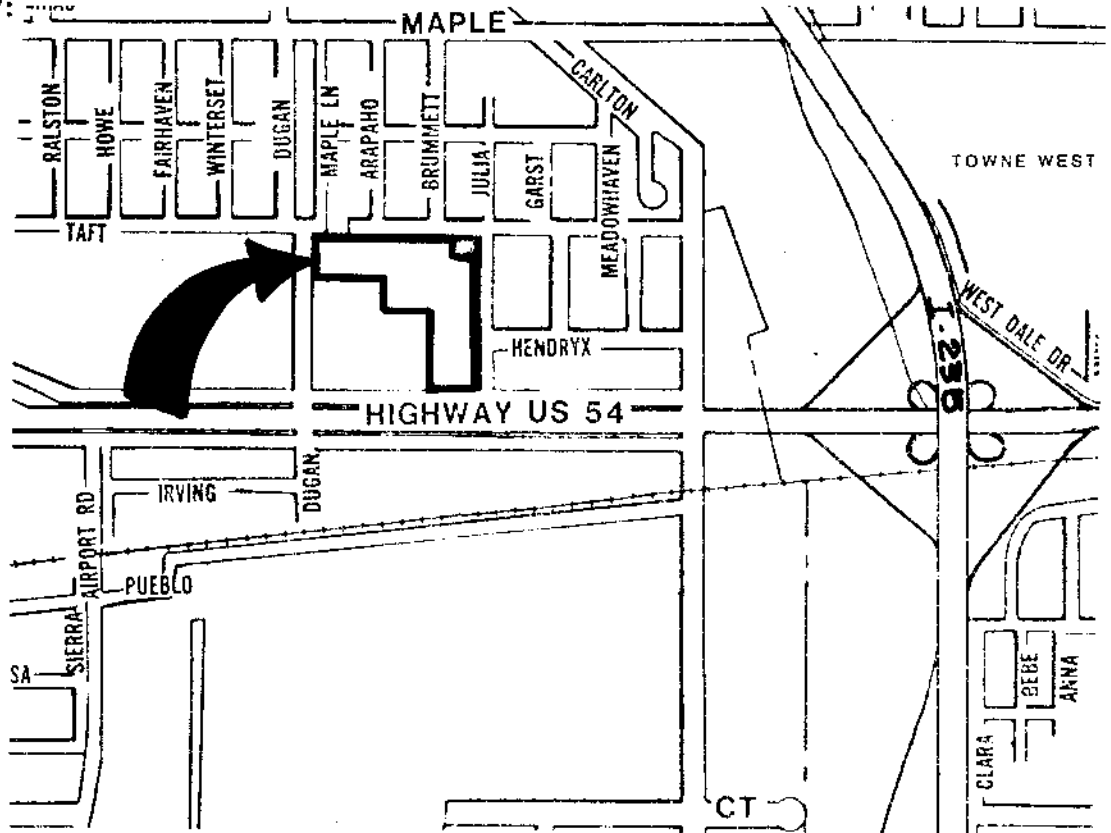
- A. The applicant shall guarantee the paving of Taft Street, from Dugan Road to Julia and shall guarantee the paving of Julia from Taft to Kellogg Drive. The petitions for these street pavings shall provide for sidewalks on the south side of Taft and both sides of Julia.
- B. When the recent CUP amendment was processed, a consulting engineering firm prepared a Traffic Impact Analysis. The consultant concluded, based on traffic counts and typical trip generations, that the traffic handling capacity of the Kellogg-Dugan intersection is adequate to handle the proposed development of this site. The intersection does have to be modified slightly to accommodate simultaneous dual left turns in a south direction and one left turn in a north direction. These improvements are to be constructed in the Spring of 1988.
- C. The applicant shall guarantee the reconstruction of adjacent Kellogg Drive to the standards of a curb and guttered section. This guarantee shall provide for a sidewalk on the north side of the frontage road. (Commercial Zoning)
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The applicant shall obtain, by separate instrument, the 30 feet of street right-of-way needed from the unplatted tract to the north of this plat, for the north half of Taft Street. If the applicant cannot obtain the needed right-of-way, then the applicant shall provide for condemnation costs in the associated street paving petition.
- H. As agreed at the time of preliminary plat approval, Lot 2 of the overall preliminary plat has been deleted from this final plat. The dropping of this lot from the final plat is acceptable provided a note is added to the associated Community Unit Plan which prevents Lot 2 from obtaining any further building permits until it is replatted.
- 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. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

OCTOBER 1, 1987

STAFF REPORT

CASE NUMBER: S/D 87-77 - THE LANDING
OWNER/APPLICANT: Kandy-Man Sales, Inc.
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: North of U.S. 54, in an area east of Dugan.
SITE SIZE: 22.27 Acres
NUMBER OF LOTS:
Residential:
Office:
Commercial: 2
Industrial:
Total: 2
MINIMUM LOT AREA: 108,170.70 Sq. Ft.
CURRENT ZONING: "C" with DP-150
PROPOSED ZONING: "C" with DP-150

VICINITY MAP:



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 1, 1987

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-77 - THE LANDING

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 1, 1987, 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 September 25, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Kandy-Man Sales, Inc., 1445 N. Rock Road, Wichita, KS 67206
Bill Bothwell, 701 S. Walton Blvd., Bentonville, AR 72716
Everett Fettis, 120 S. Market, Wichita, KS 67202
Grant Tiedeman, 150 N. Market, Wichita, KS 67202

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