

July 18, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/6/96)

CASE NUMBER: S/D 96-34 AUBURN HILLS COMMERCIAL ADDITION

OWNER/APPLICANT: Edward T. Neville, 9625 Maple, Wichita, KS 67209

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

LOCATION: South of Maple and east of 135th Street West

SITE SIZE: 12.0 Acres

NUMBER OF LOTS

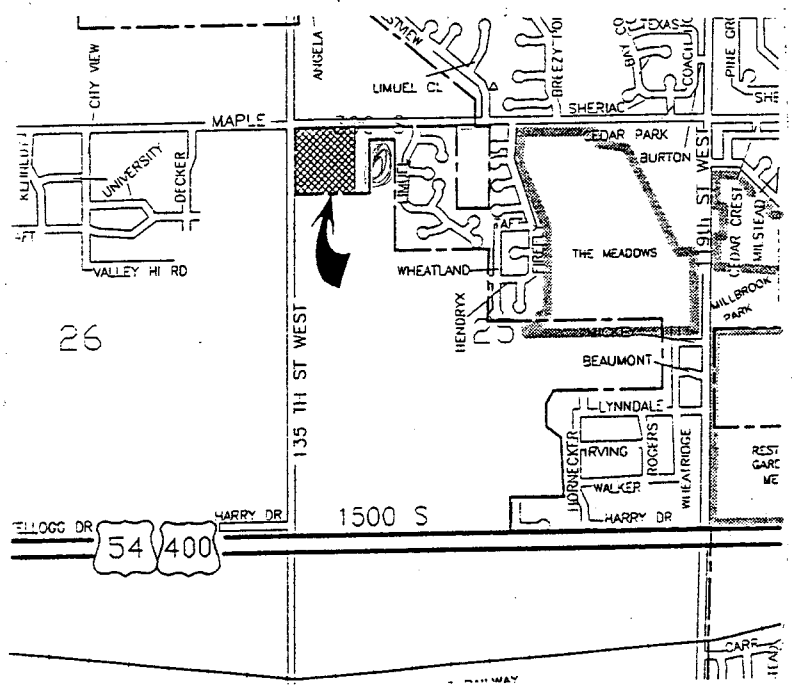
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 34,232 SQ. FT.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" - (Z-3191) and (DP-219)

VICINITY MAP:



NOTE: This site has recently been approved for a zone change (Z-3191) from "SF-6" to "LC" zoning. The site is also subject to the Auburn Hills Commercial CUP, DP-219. Each of the lots now being platted corresponds to a parcel of the CUP.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include needed extensions along 13th Street West adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done privately at the time of site development, but all such improvements shall be outside of any public easement.
- D. As noted by CUP, DP-219, the following improvements shall be guaranteed:
 - 1. An accel-decel lane around the corner of the intersection to the major opening at Maple.
 - 2. A left-turn lane in Maple to serve the major entrance.
 - 3. Permanent paving of 135th Street West adjacent to this site.
 - 4. That portion of the major entrance at Maple located in the area of public right-of-way.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 3 will not have direct access to a public street from its frontages to Maple and 135th Street West, but will instead use joint access easements, the applicant shall submit for recording with the plat, such joint access easement. This easement should note which property(s) are benefitting from the easement, that such easement cannot be encumbered and who or how the easement will be maintained.
- G. The applicant is reminded that the CUP, DP-219 restricts any access from this site to 135th Street West until such time as that street is paved.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. Since this site has been annexed to the City, County Commission approval of the plat is not required. On the final plat tracing, the County Commission's signature block shall be deleted.
- J. The applicant's agent is reminded that a platting binder is to be submitted with the final plat. This plat will be subject to submittal of the platting binder and any relevant conditions found during review of the binder.
- 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. (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.)

- 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. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

June 6, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-34 AUBURN HILLS COMMERCIAL ADDITION

OWNER/APPLICANT: Edward T. Neville, 9625 Maple, Wichita, KS 67209

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

LOCATION: South of Maple and east of 135th Street West

SITE SIZE: 12.0 Acres

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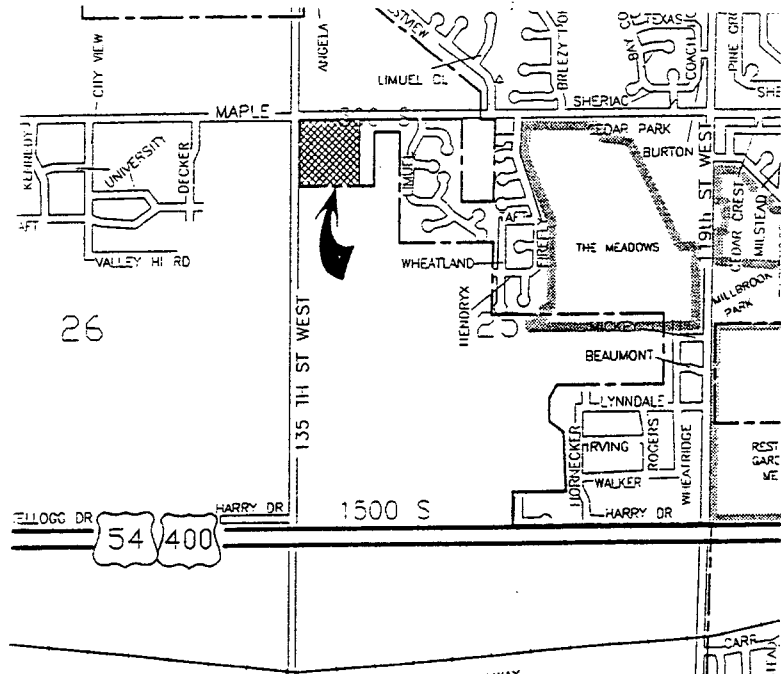
MINIMUM LOT AREA: 34,232 SQ. FT.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" - (Z-3191) and (DP-219)

VICINITY MAP:

*No visible
CITY
SS OR SWS*



NOTE: This site has recently been approved for a zone change (Z-3191) from "SF-6" to "LC" zoning. The site is also subject to the Auburn Hills Commercial CUP, DP-219. Each of the lots now being platted corresponds to a parcel of the CUP.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
 - B. The applicant shall guarantee the extension of City water to serve the lots being platted.
 - C. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - D. As noted by CUP, DP-219, the following improvements shall be guaranteed:
 - 1. An accel-decel lane around the corner of the intersection to the major opening at Maple.
 - 2. A left-turn lane in Maple to serve the major entrance.
 - 3. Permanent paving of 135th Street West adjacent to this site.
 - 4. That portion of the major entrance at Maple located in the area of public right-of-way.
- Traffic Engineering needs to indicate if any additional guarantees for traffic improvements are required (e.g., signalization of Maple and 135th Street West intersection).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Since Lot 3 will not have direct access to a public street from its frontages to Maple and 135th Street West, but will instead use joint access easements, the applicant shall submit for recording with the plat, such joint access easement. This easement should note which property(s) are benefitting from the easement, that such easement cannot be encumbered and who or how the easement will be maintained.
 - G. The applicant is reminded that the CUP, DP-219 restricts any access from this site to 135th Street West until such time as that street is paved.
 - H. On the final plat, the uses for Reserve A should include the masonry (screening) wall noted in the CUP.
 - I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
 - J. The final plat shall reference a tie point to a previously platted lot corner or section corner.

- K. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- 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 representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

UTILITY PLAN

AUBURN HILLS COMMERCIAL ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

