

November 14, 1996

STAFF REPORT

(One Step Combined Preliminary/Final Plat)

CASE NUMBER: S/D 96-82 - AUBURN HILLS COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: Attn: Jay Russell, Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

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

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

SITE SIZE: 7.35 Acres *Drainage SS to S*

NUMBER OF LOTS:

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

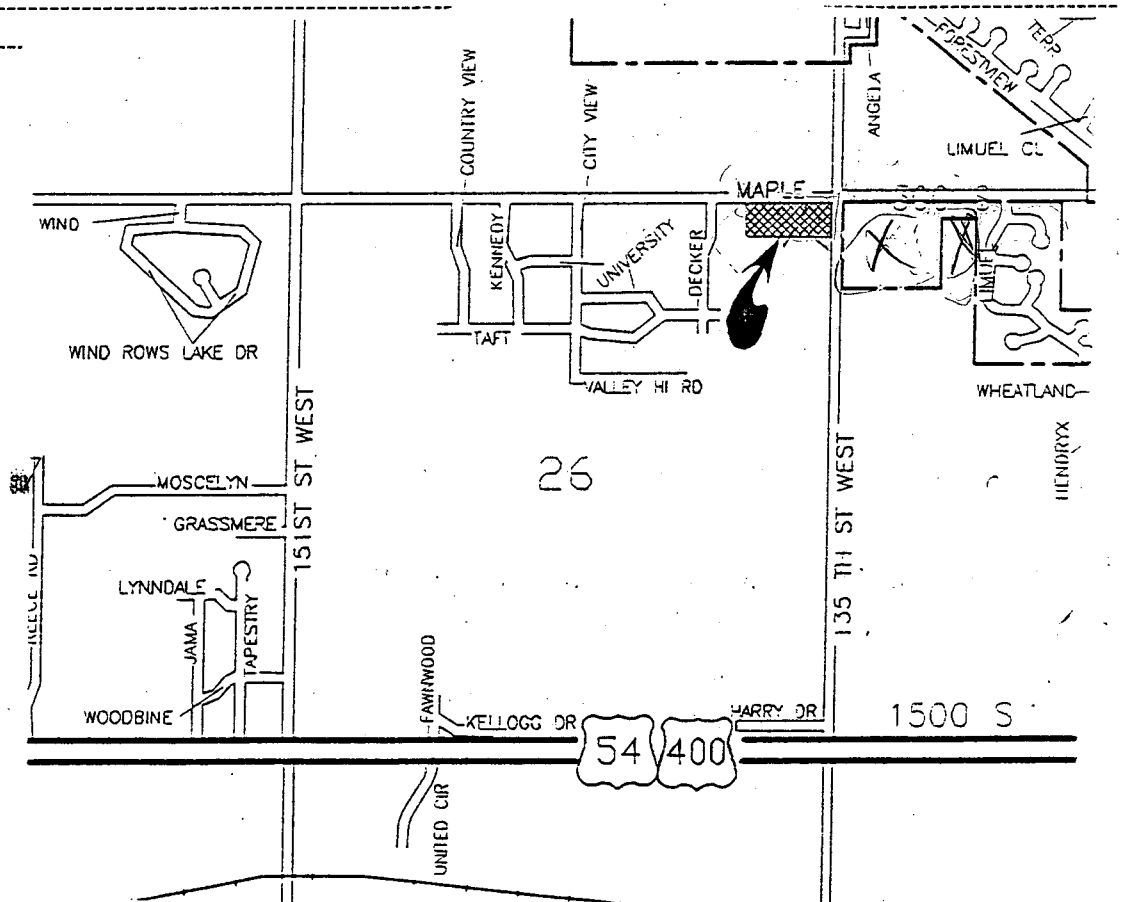
*SS agreement w/ County?
W in maple to be a 24"*

MINIMUM LOT AREA: 30,624.95 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" (SCZ-0719) (DP-225)

VICINITY MAP:



NOTE: This plat is being submitted as a combined, one-step preliminary and final plat. Approval of both a zone change to "LC" zoning (SCA-0719) and a Community Unit Plan (DP-225) were obtained while this site was in the County. Apparently, the site has now been annexed to the City of Wichita.

STAFF COMMENTS:

- A. As required by City Engineering, the applicant shall guarantee the extension of sanitary sewer to the lots being platted, and the extension of Municipal water adjacent to the site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As noted by CUP, DP-225, the applicant shall guarantee; an acceleration-deceleration lane around the corner of the intersection, adjacent to this site and permanent paving of 135th Street West along the site's frontage to that street.

Traffic Engineering needs to indicate any additional traffic improvements such as left-turn lanes, intersection signalization, etc. that should be guaranteed by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this site has apparently already been annexed to the City of Wichita, County Commission approval is unnecessary and the County Commission signature shall be deleted from the final plat tracing. The plat's title shall also note the Addition is to Wichita.
- F. On the final plat tracing, the following corrections shall be made to the plattor's text.
 - 1. The description of Reserve A shall be properly stated; presently a sentence or portion of a sentence is missing. The ownership and maintenance responsibilities shall also be stated.
 - 2. The text shall state that it is dedicating access controls to the City of Wichita, with the openings approved by the City Engineer.
 - 3. Since a wall is allowed in Reserve A, it shall be noted that utilities may cross this Reserve.
 - 4. If any easements are required by the Utilities, the granting of such easements shall be noted.
- G. The applicant is reminded that as stated in DP-225, no access to 135th Street West from this site will be allowed until that street is paved.
- H. On the final plat tracing, the note indicating the site is subject to additional building setbacks per a CUP, shall be corrected to indicate DP-225 and not DP-219.

- I. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on the final plat tracing.
- J. If any mortgages, such as is being indicated in the plat binder (State Bank of Colwich) encumber or will encumber the site, such mortgage holders shall be made signatories to the 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. (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 and/or County Commission.
- P. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: If this plat is approved, as a one-step plat, it will be forwarded to the MAPC for its next available meeting date.