

September 19, 1996

STAFF REPORT
(Combined Preliminary-Final One Step Plat)

CASE NUMBER: S/D 96-62 AMIDON PLAZA ADDITION

OWNER/APPLICANT: Amidon Plaza, 601 N. Broadway, Wichita, KS 67214
and

OWNER/APPLICANT: D. J. Christie, Inc., 13915 W. 10th, Lenexa, KS 66215

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

LOCATION: North of 21st Street North and east of Amidon

SITE SIZE: 8.47 Acres

NUMBER OF LOTS

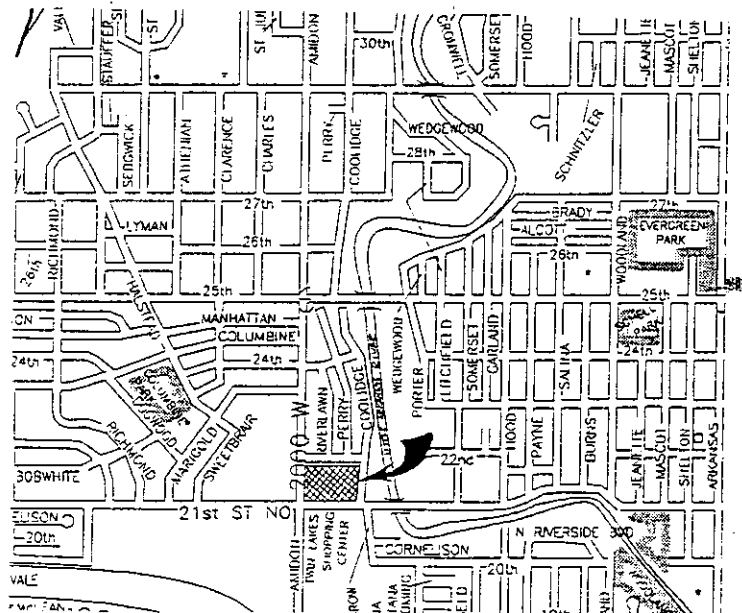
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 14,175 sq. ft.

CURRENT ZONING: "LC", "B", and "GO" See: Assoc. Case: DP-76

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is being replatted to correspond to proposed adjustments being requested for the CUP (DP-76) which governs the uses of the site. A new parcel is being created, building setbacks are being revised and access to adjacent streets is being altered. This plat is, however, being submitted prior to the approval of the requested CUP adjustments.

STAFF COMMENTS:

- A. This plat will be subject to approval of the CUP adjustments to DP-76 and the final plat tracing shall indicate all appropriate conditions of such adjustments.
- B. **City Engineering** needs to indicate if the new lot (Lot 3) being created by this plat has access to an existing sanitary sewer line or if a guarantee will be required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. **Traffic Engineering** needs to indicate any intersection or traffic signalization improvements required to be provided by this plat.
- D. The applicant shall provide guarantees or a sidewalk certificate for the installation or reconstruction of sidewalks along all streets adjacent to this site.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the access control to 21st Street North as shown on the face of the plat shall be clarified. The arrows and wording indicating "Access Control Except for One Opening" is overlapping areas shown as having "Complete Access Control", and should be removed. The one opening within the 51-foot section is the only intended area for access from 21st Street.

To assure that Lot 3 has access, either the two openings to Coolidge should be shown as one-opening being allocated to each of the two lots adjacent to Coolidge and/or a cross-lot access agreement shall be provided.
- H. Prior to this plat being released for recording, the following items noted in the platting binder shall be resolved.
 - 1. Ownership of the site shall be shown as on the plat.
 - 2. Proof shall be provided that all appropriate property taxes have been paid.
 - 3. Releases of mortgages held by Kansas City Life Insurance shall be provided or this party shall be made a signatory to the plat.
- 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. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted as a combined preliminary-final plat and if approved will be scheduled for the next available MAPC meeting.