

June 8, 1995

STAFF REPORT

(Final Plat, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-30 ABERDEEN COMMERCIAL

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

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

LOCATION: North of 21st Street North and east of 119th Street West

SITE SIZE: 8.14 Acres

NUMBER OF LOTS

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

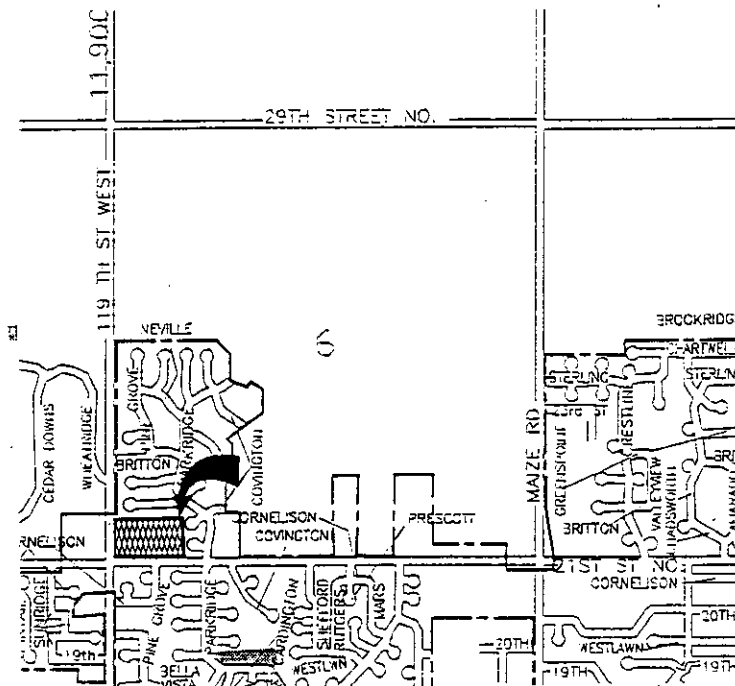
MINIMUM LOT AREA: 40,094 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (SCZ-0655 and DP-218)

VICINITY MAP:

SW I



NOTE: A County zone change (SCZ0655) to "LC" Light Commercial zoning was approved for this site subject to the site being platted by August 25, 1995 (approved extension date). Subsequently, this site has been annexed to Wichita and a CUP, Aberdeen Commercial CUP, DP-218, also has been submitted and approved for the site. Once platted the County zone change will be completed with City "LC" zoning in essence being established for the site. The two platted lots correspond respectively to Parcels 1 and 2 of the CUP.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, while sanitary sewer is in the area of this plat, Lot 1 does not appear to have direct access. If necessary, sufficient easement shall be provided to extend sewer to Lot 1.
- B. Guarantees shall be provided for the provision of water improvements along 119th Street West adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As noted during approval of the CUP the applicant shall guarantee a continuous accel/decel along this site for both 21st Street North and 119th Street West. Needed left-turn improvements shall also be guaranteed.
- E. The applicant shall guarantee those portions of the major entrances located in street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted in the CUP, access to 119th Street is to be prevented until such time as 119th Street West is paved. The applicant shall therefore submit by separate instrument the temporary dedication of complete access control to 119th Street West from Lots 1 and 2. This document shall note that the temporary dedication will expire upon the required paving and that access will then be subject to the conditions as platted on this Addition.
- H. It is recommended that the applicant record a document concerning the use of the joint access openings for Lots 1 and 2. That is, maintenance, prevention of obstructions, etc. should be addressed as a private matter.

The applicant needs to indicate the reason for the revision in the joint access easement location. Both the preliminary plat and CUP show this easement centered on the common lot lines. As now shown, Lot 1 would not have direct access to a public street. Either the plattor's text shall more clearly indicate that the access easement is intended to provide Lot 1 with unrestricted access or a separate covenant shall be submitted for recording which assures such access for Lot 1. If necessary, the CUP shall be adjusted to correspond to the access control being platted.

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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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. The maps provided by the Sedgwick County Conservation District indicate this site to contain "soils with inclusions."
- 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.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, while sanitary sewer is in the area of this plat, Lot 2 does not appear to have direct access. If necessary, sufficient easement shall be provided to extend sewer to Lot 1.
- B. **City Engineering** needs to indicate if guarantees are needed for the provision of water. Specifically, are guarantees needed for improvements along 119th Street West adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As noted during approval of the CUP the applicant shall guarantee a continuous accel/decel along this site for both 21st Street North and 119th Street West. Needed left-turn improvements shall also be guaranteed. **Traffic Engineering** also needs to indicate any additional traffic improvements, e.g., signalization.
- E. The applicant shall guarantee those portions of the major entrances located in street right-of-way.
- F. **City Engineering** needs to indicate paving requirements for 119th Street West adjacent to this site. That is, are existing guarantees already in place or does this site need to provide such a guarantee.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As noted in the CUP, access to 119th Street is to be prevented until such time as 119th Street West is paved. The applicant shall therefore submit by separate instrument the temporary dedication of complete access control to 119th Street West from Lots 1 and 2. This document shall note that the temporary dedication will expire upon the required paving and that access will then be subject to the conditions as platted on this Addition.
- I. The platting of access control (dedication) shall be noted both on the face of the plat and within the platting's text.
- J. It is recommended that the applicant record a document concerning the use of the joint access openings for Lots 1 and 2. That is, maintenance, prevention of obstructions, etc. should be

addressed as a private matter.

- 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, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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. The maps provided by the Sedgwick County Conservation District indicate this site to contain "soils with inclusions."
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept.