

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 4, 1993

STAFF REPORT

(Final Plat, Preliminary Plat Approved 12/23/92)

CASE NUMBER: S/D 92-67 - ROCKWOOD CENTER 2ND ADDITION

OWNER/APPLICANT: Rockwood Center Partnership, c/o Woody Taylor,
333 N. Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 South
Topeka, Wichita, KS 67202

LOCATION: Southwest corner of Central and Rock Road

SITE SIZE: 14.82 Acres

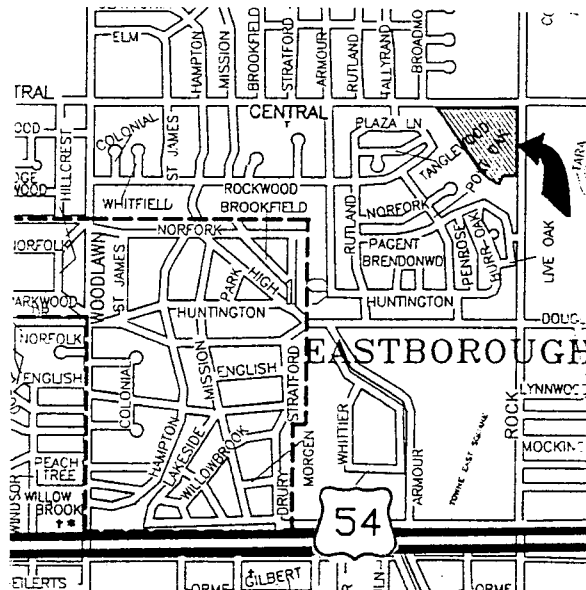
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "LC", "B", and "BB" (CUP DP-41)

VICINITY MAP:



NOTE: This plat is a replat of most of the original Rockwood Center 1st Addition and the Rockwood 10th Addition. The area indicated on the preliminary plat as an exception, was created as a separate building site through a lot split (L/S-0780) of the Rockwood Center Addition. All of the area within this preliminary plat is also covered by the Rockwood Center Commercial C.U.P., DP-41 (Amendment #1). The apparent purpose of this replat is to create individual building sites (lots) within an area originally platted as two building sites.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to Lots 2 and 3. Square footage figures shall also be submitted to Engineering so that existing guarantees may be redistributed.
- B. The applicant shall submit a guarantee to extend the decel lane, needed for this site, along Central.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the comments and conditions concerning the pipeline(s) on this site, noted during review of the Rockwood Center Addition plat, are still applicable to this replat.
- E. Since Lot 3 has no direct access to an abutting public street (Central), the applicant was either to provide an ingress-egress easement to this site across Lot 4 or create a cross-lot access agreement which assures unencumbered access for Lot 3. In either case, such a document needs to be reviewed and approved by Planning prior to such a document being recorded by the applicant. Since an easement is being created, it shall be shown on the final plat tracing with the appropriate recording information. A recorded copy of such document shall also be submitted for the plat file.
- F. Since Lots 1 & 2 are sharing an access opening, to Central, an agreement shall also be provided for this situation. Again, recording information needs to be shown in the final plat tracing, and a copy of the recorded document submitted for the plat file.
- G. The applicant is advised that this site is still subject to various screening and landscaping requirements as specified in DP-41, Amendment #1.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate

construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- I. On the final plat tracing, the name of the partnership shall be printed above the signature of W. W. Taylor.
- J. As indicated by the platting binder, property taxes on this site are unpaid. Before release of the plat for recording, the applicant shall provide proof that all applicable property taxes have been paid.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

December 23, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-67 - ROCKWOOD CENTER 2ND ADDITION

OWNER/APPLICANT: Rockwood Center Partnership, c/o Woody Taylor,
333 N. Rock Road, Wichita, KS 67206

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 South
Topeka, Wichita, KS 67202

LOCATION: Southwest corner of Central and Rock Road

SITE SIZE: 14.82 Acres

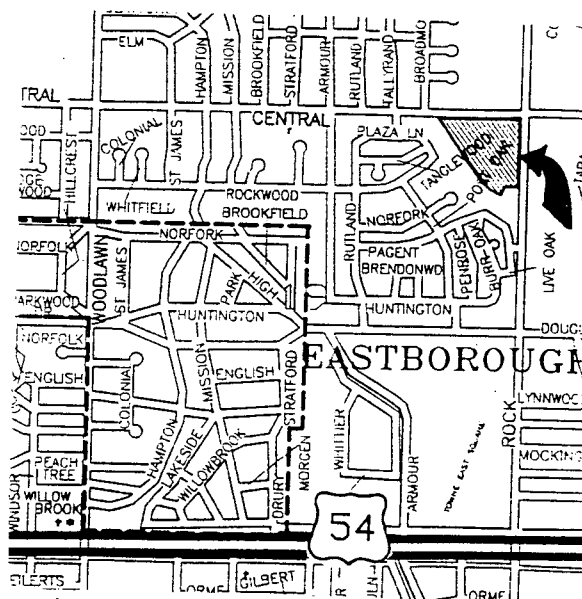
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 42,000 sq. ft.

CURRENT ZONING: "LC", "B", and "BB" (CUP DP-41)

VICINITY MAP:



NOTE: This plat is a replat of most of the original Rockwood Center 1st Addition and the Rockwood 10th Addition. The area indicated on the preliminary plat as an exception, was created as a separate building site through a lot split (L/S-0780) of the Rockwood Center Addition. All of the area within this preliminary plat is also covered by the Rockwood Center Commercial C.U.P., DP-41 (Amendment #1). The apparent purpose of this replat is to create individual building sites (lots) within an area originally platted as two building sites.

STAFF COMMENTS:

- A. City Engineering needs to indicate any requirements concerning existing guarantees for this site and/or if any additional guarantees are required. Specifically, are any projects needing to be abandoned or are agreements needed to redistribute existing specials. Also, are any new guarantees needed for the extension of sanitary sewer such as to Lot 3 or for drainage improvements, including cross-lot drainage agreements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that the comments and conditions concerning the pipeline(s) on this site, noted during review of the Rockwood Center Addition plat, are still applicable to this replat.
- D. Since Lot 3 has no direct access to an abutting public street (Central), the applicant shall either provide an ingress-egress easement to this site across Lot 4 or create a cross-lot access agreement which assures unencumbered access for Lot 3. In either case, such documents need to be reviewed and approved by Planning prior to such documents being recorded by the applicant. If an easement is created, it shall be shown on the final plat tracing with the appropriate recording information. Recorded copies of such documents shall also be submitted for the plat file.
- E. Since Lots 1 & 2 are sharing an access opening, to Central, an agreement shall also be provided for this situation. Again, recording information needs to be shown in the final plat tracing, and a copy of the recorded document submitted for the plat file.
- F. On the final plat tracing, it shall be indicated both in the plat's text and by a note on the face of the plat that building setback requirements are per the Rockwood Center Commercial C.U.P., DP-41 (Amendment #1).

- G. The applicant is advised that this site is still subject to various screening and landscaping requirements as specified in DP-41, Amendment #1.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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.
- J. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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.
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.