

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

September 21, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-64 - CORPORATE LAKES 2ND ADDITION

OWNER/APPLICANT: R.E.M. Properties, c/o Richard Vliet, P.O. Box 883, Wichita, KS 67201

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: North of Central on the west side of Webb Road

SITE SIZE: 1.06 acres

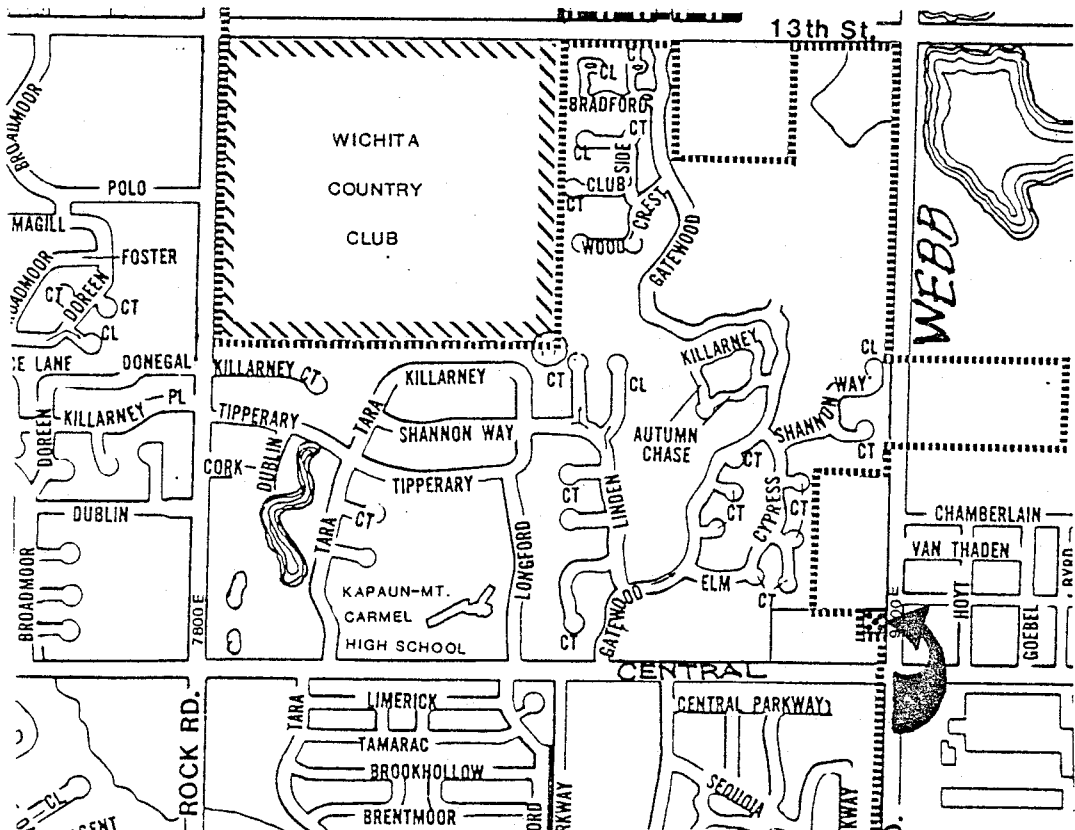
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3,300 sq. ft.

CURRENT ZONING: "LC" Light Commercial (DP-190)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This addition is a plat of unplatted land and a portion of the plat Corporate Lakes. This area is under the provisions of the Corporate Lakes Community Unit Plan (DP-190). An annexation case for a portion of the area was heard by the City Council on Sept. 12, 1989.
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
 - B. Additional guarantees shall also be provided for; the extension of municipal water and sanitary sewer to each of the lots now being platted, the relocation of the existing sanitary sewer line, and for any additional drainage improvements.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association, and who is to own and maintain the reserve prior to the association taking over those responsibilities. The covenant shall also provide for the installation of hard surfaced access to each lot prior to the development of the lot.
 - E. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant to the City the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
 - F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that buildings may be located adjacent to the easement without restriction of an established setback from the easement and that utilities may be located adjacent or within the pipeline easement.
 - G. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

- H. The applicant is advised that provision #8 of the associated Community Unit Plan requires the designation of hard surface fire lanes around main structures. These fire lanes will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- I. 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.
- J. If a drainage easement or other drainage way needs to be indicated for this plat the required covenant, concerning ownership and maintenance of drainage within the Reserve, shall be amended to indicate that the various responsibilities involving drainage within the reserve, also applies to any such easement or drainage way.
- K. The east line of Parcel 2 allows one opening according to the associated C.U.P. (DP-190). This plat when considered with corporate Lakes 1st Addition will have platted two access points for Parcel 2. Therefore, the associated C.U.P. will require an amendment to permit two openings for Parcel 2 across the east line to Webb.
- L. Prior to this case being scheduled for the city council the applicant's engineer shall submit a letter stating to the effect that the existing structure has been removed from Reserve "A".
- M. The fianl plat tracing shall indicate on both the face of the plat and in the plattor's text whether the minimum building pad elevations refer to lowest opening or floor elevations.
- N. 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.
- O. The applilcant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.

- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. Traffic Engineering should be prepared to comment on the need for accel/decel guarantees for this plat in light of the fact that this plat's system of reserves shall be shared with Corporate Lakes Addition.
- U. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, and are any drainage guarantees required with the platting of this property?

Note: This plat was submitted in final form only.