

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3
March 8, 1990

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/25/90)

CASE NUMBER: S/D 89-75 - HOME DESIGN CENTER ADDITION

OWNER/APPLICANT: Woodlawn Development Co.

SURVEYOR/ENGINEER: Bill Yung Design/Mid-Kansas Engineering Consultants

LOCATION: Between 29th and 32nd Street North in an area east of Rock Road

SITE SIZE: 26.61 Acres

NUMBER OF LOTS

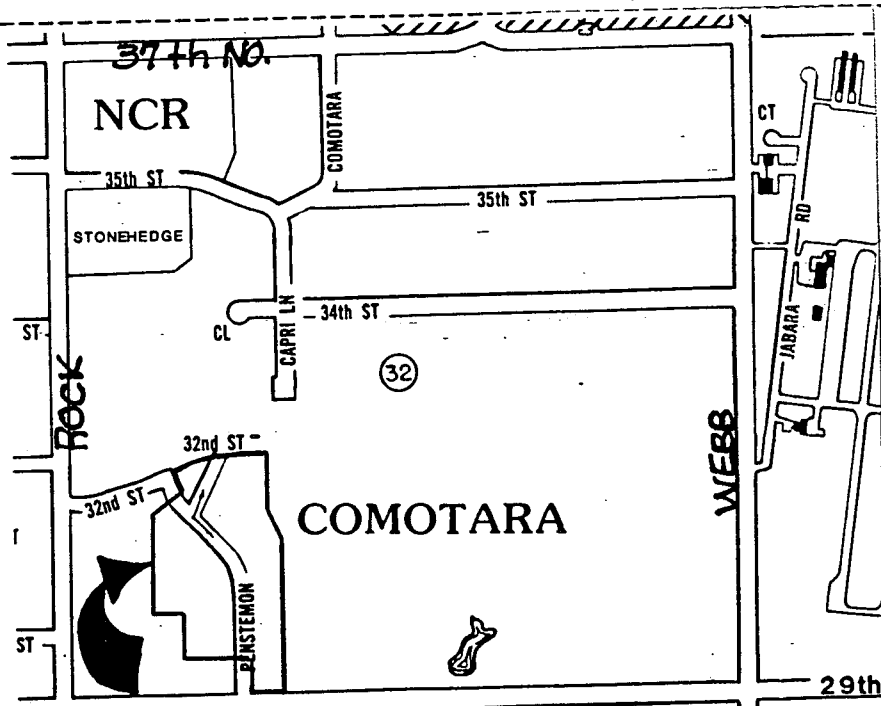
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 62,500 sq. ft.

CURRENT ZONING: "R-5" General Residential, "BB" Office District, "LC" Light Commercial

PROPOSED ZONING: "BB" Office District and "C" Commercial (Z-2978)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This site is presently within the Home Design Center Community Unit Plan, DP-194. Zone case Z-2978 has also been approved for this site and will result in Lot 3, Block 1, obtaining "BB" (Office District) zoning, with the remainder of the site being zoned to "C"(Commercial). All of this area has also been platted in the past and with various sections of the site having been involved in another CUP or lot split. A number of preceding zone changes have also occurred for various portions of the site.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Specifically, sanitary sewer and an associated easement needs to be provided for Lot 2, Block 2.
- B. The applicant shall guarantee a decel lane on 29th Street North, to Penstemon for westbound travel.
- 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 this replat is creating partial lots which cannot obtain building permits until these portions of lots are approved through a lot split or replatted into approved building sites. Lots 16 and 17 in the Mediterranean Plaza to the east of this plat are being split by this replat. Further, the remaining portion of Lot 17, Block 1, will become landlocked, having no public access to this site and consequently cannot be lot split or replatted unless such public access is provided.
- E. The final plat tracing shall indicate the building setbacks to the streets, as was shown on the preliminary plat. For Setbacks between lots, since these can vary under certain conditions, the note on the face of the plat and in the plat's text is to indicate that "Additional Building setback requirements are per the Home Design Center C.U.P. (DP-194)."
- F. The applicant shall submit a copy of the instrument which establishes the COOP Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- G. The applicant shall provide proof, by letter from COOP Pipeline or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

- H. On the final plat tracing a dimension shall be indicated for the existing half street right-of-way for 32nd Street North, adjacent to this plat.
- I. On the final plat tracing, the film and page recording information shall be indicated for the Temporary Drainage Easement on Lot 2, Block 2.
- J. The applicant is advised that certain requirements have been established in the associated CUP, DP-194 involving the installation of fire lanes around structures constructed on this site.
- 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. Engineering also needs to indicate if the 3-foot wall easement, and 6 to 8-foot masonry wall proposed here, are acceptable at the southeast corner of Lot 3, Block 1, where a drainage easement is also being granted.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 16, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 89-75 - HOME DESIGN CENTER ADDITION

Dear Gentlemen:

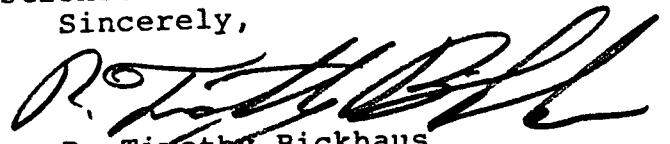
At the regular meeting of the Metropolitan Area Planning Commission on March 15, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 9, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Woodlawn Development Co., 575 Fourth Financial Center,
Wichita, KS 67202
Mike Lindebak, City Engineer