

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
April 18, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-21 - RIDGE PLAZA 11TH ADDITION

OWNER/APPLICANT: Bowen H. Brady, 6405 E. Kellogg, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis, Wichita, KS 67211

LOCATION: SW corner of Mid-Continent Road and Taft Ave. (Maple)

SITE SIZE: 3.6 Acres

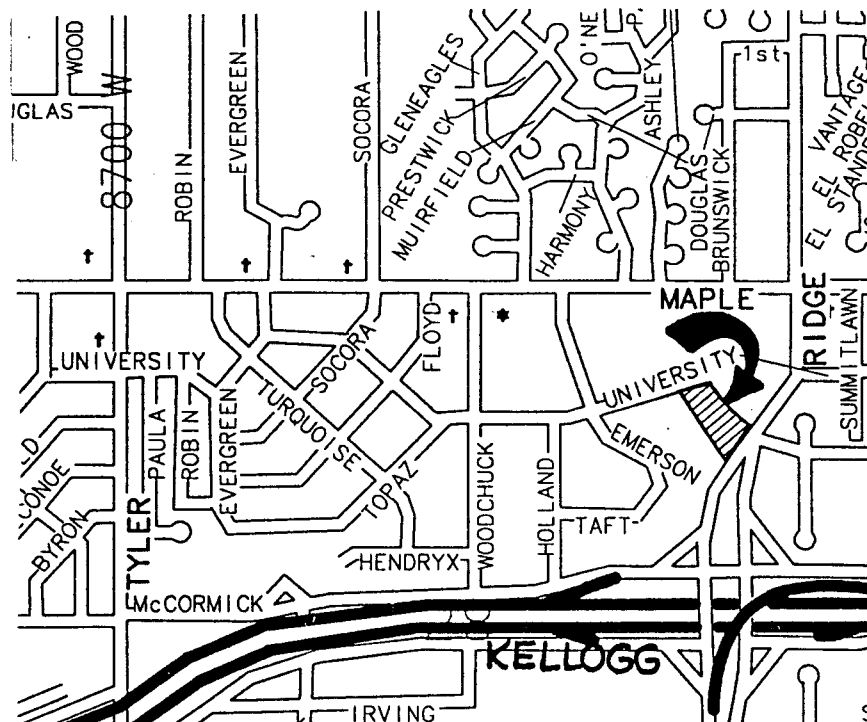
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 70,893 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (Approved for "LC" Light Commercial, Subject to Platting)

VICINITY MAP:



NOTE: This plat is included within the Ridge Plaza C.U.P.-Amended File #1, DP-37. Lot 1 of the plat corresponds to Parcel 9 and Lot 2 to Parcel 8 of the C.U.P. "LC" Light Commercial zoning was approved in 1970, subject to platting (Z-1192).

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Taft to the commercial width standard. City Engineering should be prepared to comment on the existing conditions or any requirements for the crossing of the drainage dedication by Taft and University.
- E. Traffic Engineering should be prepared to indicate any traffic improvements that may be required of this plat.
- 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 plattor's text shall be amended to indicate that the access controls are being dedicated to the City of Wichita.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.