

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

October 29, 1992

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-55 - PEARSON FARMS 3RD ADDITION

OWNER/APPLICANT: Maize Road Properties, Etal, c/o Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218

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

LOCATION: Southwest corner of 21st Street North and Maize Road

SITE SIZE: 12.3 Acres

NUMBER OF LOTS

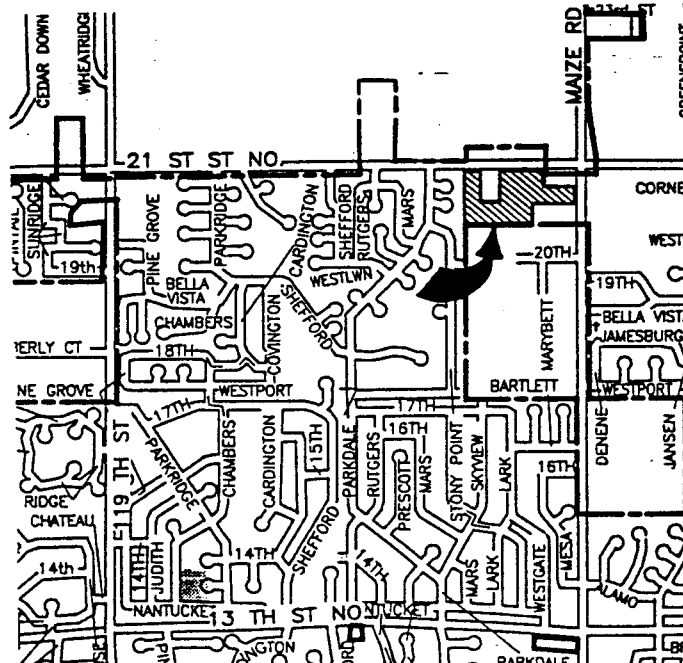
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 12,836.55 sq. ft.

CURRENT ZONING: "LC" Light Commercial

PROPOSED ZONING: "LC" Light Commercial and "C" Commercial (Z-3064)

VICINITY MAP:



NOTE: This plat is the 3rd replat of basically the same area originally platted in 1988 as the Pearson Farms Addition. As with the 2nd addition, this plat is altering lot lines and/or creating additional lots from what was first platted. This replat also is in part a result of a zone change to "C" Commercial zoning for a portion of the site (Lot 2). An amended CUP (DP-184, Amendment #1) has also just recently been approved for this site. Both the zone change and CUP amendment have required that the site be replatted by October, 1993.

STAFF COMMENTS:

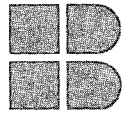
- A. City Engineering needs to indicate if any additional guarantees are required for municipal improvements to this site beyond those previously provided for the Pearson Farms (1st) Addition. In particular are any additional guarantees needed for sanitary sewer, is additional information such as lot square footages needed, and are any projects to be abandoned because of this replat and consequently associated costs recovered.
- B. Traffic Engineering needs to indicate if any additional traffic improvements need to be guaranteed. Various improvements were guaranteed with the first Addition including certain improvements that were to conform to a traffic impact/access study.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. As was required during the zone case approval, a 10-foot building setback shall be indicated along the west line of Lot 2. That is, the utility easement at that location shall also be labeled as a building setback.
- E. Because of the changes in lot lines and creation of additional lots, new cross lot drainage agreements shall as needed be submitted for this Addition.
- F. The applicant is advised that Lots 3 and 4 correspond to Parcel 4 of the CUP and that this parcel is limited to a total of 3 buildings with a maximum building coverage. However, no specific guidelines indicate how these building limitations are to be distributed to the two lots.
- G. 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.
- H. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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.

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

PEARSON FARMS 3RD ADDITION
Lot Areas

Lot 1 - 173782.4 Square Feet
3.989 Acres

Lot 2 - 193429.4 Square Feet
4.441 Acres

Lot 3 - 12836.6 Square Feet
.295 Acres

Lot 4 - 117037.1 Square Feet
2.687 Acres

Lot 5 - 39825.4 Square Feet
.914 Acres