

PEARSON FARMS ADDITION

Page 2

STAFF COMMENTS:

NOTE: Zone case Z-2908 requesting "LC" (light commercial) and "OC" (office commercial) zoning for this presently zoned "AA" (single-family) site was heard by the MAPC on March 31, 1988. An associated Community Unit Plan (DP-184) was also heard by the MAPC on March 31, 1988. City Council review of this zoning case and CUP is scheduled for April 26, 1988.

Lot 1 and the west 203 feet of Lot 3 will be zoned "OC". The remainder of the subdivision will be zoned "LC".

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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 construction of the storm sewers required by this plat.
- E. In accordance with the associated Community Unit Plan, the applicant shall guarantee the construction of temporary accel/decel lanes along the property frontage on 21st Street and Maize Road. The guarantees for the temporary lanes shall be held by the City of Wichita until development occurs (partial development would necessitate partial construction of the temporary lanes). The applicant shall also guarantee the construction of permanent accel/decel lanes along 21st Street and Maize Road and permanent left turn center lanes in 21st Street and Maize Road in conformance with the conclusions of the traffic impact/access study prepared for this property.
- F. The applicant shall guarantee the construction of those portions of the required major entrances that are within street rights-of-way. This guarantee shall be included in accel/decel lane petitions.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Section 7-201(H) of the Subdivision Regulations provides for the dedication of 75 feet of half-street right-of-way at the intersection of arterial streets. The final plat shall indicate the dedication of such half-street right-of-way for Maize Road adjacent to the east line of this plat.
- I. The applicant is advised that provision #11 of the associated Community Unit Plan requires that a system of fire lanes be approved by the Fire Department for this site. This approval needs to be obtained prior to final approval of a parking plan.

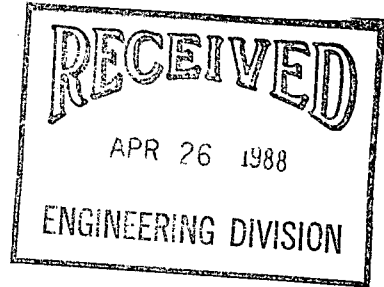
- J. On the final plat, a dimension shall be provided for the amount of "complete access control" being platted to Maize Road from Lot 3.
- K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- O. The representatives from City Traffic Engineering and County Engineering should be prepared to comment on any traffic improvements required for this plat that are not mentioned in Item E of these conditions of approval.

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 22, 1988



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 88-24 - PEARSON FARMS ADDITION

Gentlemen:

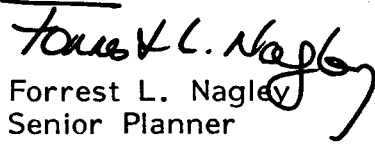
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer 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 construction of the storm sewers required by this plat.
- E. In accordance with the associated Community Unit Plan, the applicant shall guarantee the construction of temporary accel/decel lanes along the property frontage on 21st Street and Maize Road. The guarantees for the temporary lanes shall be held by the City of Wichita until development occurs (partial development would necessitate partial construction of the temporary lanes). The applicant shall also guarantee the construction of permanent accel/decel lanes along 21st Street and Maize Road and permanent left turn center lanes in 21st Street and Maize Road in conformance with the conclusions of the traffic impact/access study prepared for this property.

- F. The applicant shall guarantee the construction of those portions of the required major entrances that are within street rights-of-way. This guarantee shall be included in accel/decel lane petitions.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. Section 7-201(H) of the Subdivision Regulations provides for the dedication of 75 feet of half-street right-of-way at the intersection of arterial streets. The final plat shall indicate the dedication of such half-street right-of-way for Maize Road adjacent to the east line of this plat.
 - I. The applicant is advised that provision #11 of the associated Community Unit Plan requires that a system of fire lanes be approved by the Fire Department for this site. This approval needs to be obtained prior to final approval of a parking plan.
 - J. On the final plat, a dimension shall be provided for the amount of "complete access control" being platted to Maize Road from Lot 3.
 - K. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to both City Engineering and County Engineering for review and approval.
 - L. The applicant shall obtain the off-site drainage agreement required by the drainage plan for this property.
 - M. As required by the drainage plan for this property, the applicant shall submit a cross lot drainage agreement. This agreement shall provide for Lot 5 to drain across Lot 3.
 - N. The applicant is advised that if traffic signalization is required for this large commercial development, it will be installed at the property owner's expense.
 - O. The final plat shall indicate the utility easements requested by Southwestern Bell. These easements are indicated on surveyor's copy of the approval preliminary plat.
 - 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
-
-

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:jcm
Enclosure

cc: Bruce A. Pearson, 10218 W. 21st St. N., Wichita, KS 67212
Mike Lindebak, City Engineer
Jim Weber, Bureau of Public Services
