

STAFF COMMENTS:

NOTE: A zone change (Z-2931) has been approved for this site subject to platting by January 10, 1990. As presently shown on this preliminary plat, several lots are being platted such that split zoning will occur on these properties. Lots 8 and 9 will be zoned R-6 across approximately their northern 1/3, with their remaining portions being zoned OC. Lot 3 which includes a recently platted property involved in BB zoning, will also be zoned OC along its northern 1/3 and R-6 along a section of its westerly side.

- A. In order to assure compatibility between the lots being platted and the intended uses for those lots, the applicant shall request a zone change to "OC" for those portions of Lots 8 and 9, and to "BB" for the portion of Lot 3, that would be zoned "R-6" under the existing zone change case (Z-2931). The applicant shall provide a revised legal for what will correspond to the original zone change area in case Z-2931, but minus or adjusted for the portions of the site involved in this second zone change.
- The final plat will not be forwarded to the City Council until approval of this second zone case is obtained. Approval of this plat shall be subject to any requirements or conditions established by the zoning case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. Traffic Engineering should be prepared to comment on any accel/decel lane or other traffic improvements that should be required along Maize Road to serve this development.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. As required by the sidewalk ordinance, for lots zoned multi-family or commercial located on other than arterials, sidewalks shall be guaranteed on adjacent streets. The paving petition for the cul-de-sac street serving this site shall therefore provide for sidewalk on both sides of this street.

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. On the final plat, the street serving this plat shall be named Maize Court.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if this plat requires the platting of a floodway and if minimum building pad elevations need to be established.

July 27, 1989

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

STAFF REPORT
(Revised Preliminary Plat)

CASE NUMBER: S/D 89-37 - PARK WEST PLAZA ADDITION

OWNER/APPLICANT: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West of Maize Road, south of Central

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

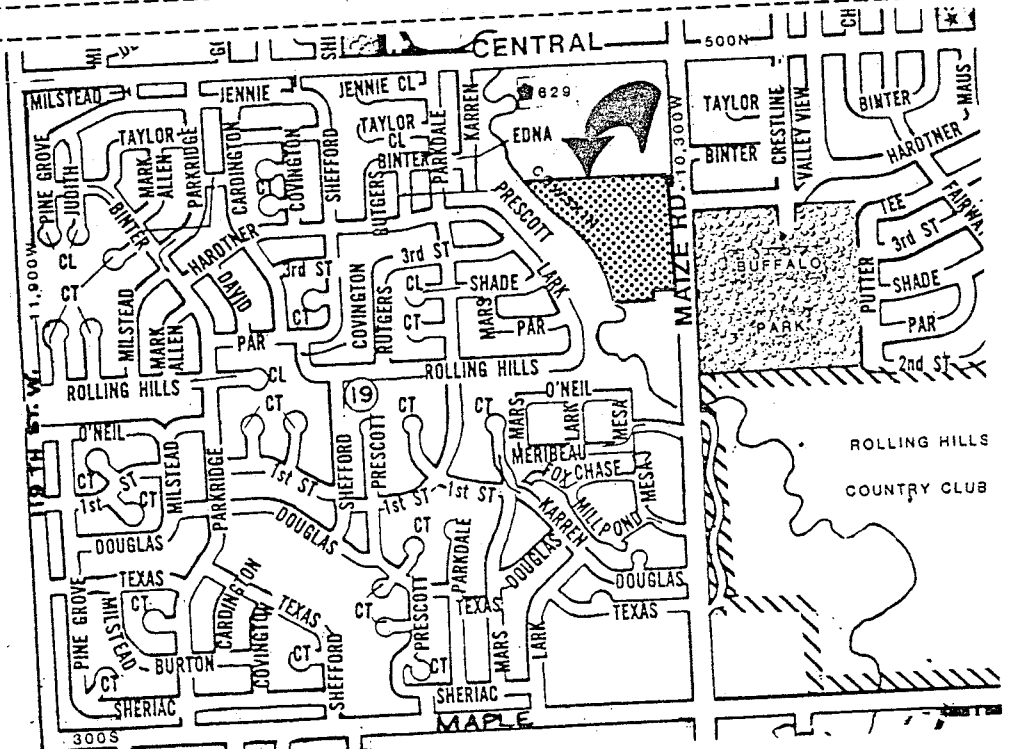
Residential:	1
Office:	1
Commercial:	5
Industrial:	
Total:	7

MINIMUM LOT AREA: 17,000 sq. ft.

CURRENT ZONING: "AA" one family dwelling, "BB" office/commercial

PROPOSED ZONING: "R-6" general residence, "BB" office, "OC" office-commercial

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was deferred, at the applicant's request, from the June 15, 1989 Subdivision Committee meeting. A zone change (Z-2931) has been approved for this site subject to platting by January 10, 1990. The applicant also intends to submit zone change requests for the shaded areas on the revised preliminary plat, so as to avoid split zoning. Lots 1, 2, 3, 5 and 6 are intended to have "OC" zoning, Lot 7, "BB" zoning and Lot 4, "R-6" zoning.

- A. In order to assure compatibility between the lots being platted and the intended uses for those lots, the applicant shall request a zone change to "OC" for those portions of Lots 1 and 3, and to "BB" for the portion of Lot 7, that would be zoned "R-6" under the existing zone change case (Z-2931). The applicant shall provide a revised legal for what will correspond to the original zone change area in case Z-2931, but minus or adjusted for the portions of the site involved in this second zone change.
- The final plat will not be forwarded to the City Council until approval of this second zone case is obtained. Approval of this plat shall be subject to any requirements or conditions established by the zoning case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. Traffic Engineering should be prepared to comment on any accel/decel lane or other traffic improvements that should be required along Maize Road to serve this development.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. As required by the sidewalk ordinance, for lots zoned multi-family or commercial located on other than arterials, sidewalks shall be guaranteed on adjacent streets. The paving petition for the cul-de-sac street serving this site shall therefore provide for sidewalk on both sides of this street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- J. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. 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.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. On the final plat, Lot 4 shall indicate a 50-foot building setback and Lot 7 shall indicate a 20-foot building setback from the cul-de-sac.
- N. On the final plat, the street serving this plat shall be named Maize Court.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if this plat requires the platting of a floodway and if minimum building pad elevations need to be established.

STAFF COMMENTS:

NOTE: A zone change (Z-2931) has been approved for this site subject to platting by January 10, 1990. The applicant also intends to submit zone change requests for the shaded areas on the revised preliminary plat, so as to avoid split zoning. Lots 1, 2, 3, 5 and 6 are intended to have "OC" zoning, Lot 7, "BB" zoning and Lot 4, "R-6" zoning.

- A. In order to assure compatibility between the lots being platted and the intended uses for those lots, the applicant shall request a zone change to "OC" for those portions of Lots 1 and 3, and to "BB" for the portion of Lot 7, that would be zoned "R-6" under the existing zone change case (Z-2931). The applicant shall provide a revised legal for what will correspond to the original zone change area in case Z-2931, but minus or adjusted for the portions of the site involved in this second zone change.
- The final plat will not be forwarded to the City Council until approval of this second zone case is obtained (these two cases may, however, be forwarded to the City Council concurrently). Approval of this plat shall be subject to any requirements or conditions established by the zoning case.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets to a 29-foot paving standard.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. As required by the sidewalk ordinance, for lots zoned multi-family or commercial located on other than arterials, sidewalks shall be guaranteed on adjacent streets. The paving petition for the cul-de-sac street serving this site shall therefore provide for sidewalk adjacent to at least one side of this street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this plat is proposing a narrow public street, the 15-foot easement surrounding this street shall be labeled as a "street-drainage-utility easement."

- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- K. On the final plat tracings, the granting of the street, drainage and utility easement shall be mentioned in the plattor's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- L. The last sentence in the plattor's text fails to identify the reserve being addressed as reserve "B."
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. 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 reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. If indicated by the drainage plan, cross lot drainage agreements may be required or appropriate easements provided on the plat.
- O. As indicated on the preliminary, the final plat shall indicate a 25-foot building setback on Lot 3 and a 20-foot building setback on Lot 1, to Park West Plaza Circle.
- 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. 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.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- T. Recording of the plat within 30 days after approval by the City Council.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from the Fire Department should be prepared to comment on the adequacy of the size of the paved surface for the cul-de-sac serving this site.
- W. Traffic Engineering should be prepared to comment on any accel/-decel lane or other traffic improvements that should be required along Maize Road to serve this development.
- X. 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, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Also, will cross lot drainage agreements be required for this plat and is the sanitary sewer layout plan adequate?
- Y. As indicated on this plat, Reserve B is being considered for dedication to the City's Park Department. The applicant should be prepared to indicate if the proposed dedication is indeed intended to be granted. If so, a dedication, by separate instrument may be submitted with the final plat tracing, for recording upon the plat's approval.