

S/D No.: 86-30 Name: HUNTINGTON PLACE COMMERCIAL ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: On the west side of Maize Road, in an area south of  
13th Street North.  
Owner: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207  
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 6.07 Acres
2. Number of Lots:  
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2
3. Minimum Lot Area: 32,300 sq. ft.
4. Existing Zoning: O.C. w/CUP (DP-153)
5. Proposed Zoning: O.C. w/CUP (DP-153)

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2744), requesting "AA" to "LC" has been approved subject to platting and the C.U.P. requirements. This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-153). Proposed development of the property is for restrictive office and commercial uses as permitted in the O.C. zoning district with the addition of banks and savings and loans.
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
  - B. The applicant shall guarantee the construction of storm sewers required by this plat.
  - C. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - D. The applicant shall guarantee the paving of Ponderosa Circle, including a sidewalk on the south side of this commercial street.
  - ~~E.~~ The applicant shall guarantee the construction of the firelane within the 20-foot wide emergency access easement proposed in the southern portion of Lot 2, Block 1. *Site dev req'd for*
  - ~~F.~~ The applicant shall guarantee any decel lanes required for Maize Road in conjunction with the platting of this property.
  - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - H. Provisions shall be made for ownership and maintenance of the proposed reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
  - I. The final plat shall state in the platlor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
  - J. On the final plat, proper reference shall be made in the platlor's text to the granting of the emergency access easement.
  - K. On the final plat, proper reference shall be made in the platlor's text to the granting of the wall easement proposed adjacent to the west and south lines of the property.

- L. The final plat shall reference, in the plat's text, the dedication of access controls to Maize Road across the east line of the lots.
  - M. The final plat shall indicate the platting of a 35-foot building setback from the west line of the plat, as shown on the associated C.U.P.
  - N. On this plat, the new east/west street is proposed to be named Ponderosa Circle. On the associated plat of Huntington Place Addition, this same street is proposed to be named Maize Court. Prior to filing a final plat, the applicant shall choose one name for the new street.
  - O. The associated Community Unit Plan permits three (3) openings to Maize Road, across the east line of the property. Since two lots are proposed to front onto Maize Road, the final plat shall divide up the permitted access points (e.g., "access control except for one (1) opening" for Lot 1 and "access control except for two (2) openings" for Lot 2).
  - 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).
  - R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- ~~S.~~ General provision number 15 of the associated Community Unit Plan states, "The applicant shall guarantee, at the time of platting, the construction of a deceleration lane adjacent to Maize Road where determined necessary." The representatives from the City Engineer's and Traffic Engineer's offices should be prepared to comment on the need for a deceleration lane guarantee.

S/D No.: 86-30 Name: HUNTINGTON PLACE COMMERCIAL

Preliminary Approved: 4/10/86  
Scheduled S/D Meeting: 3/26/87

DESCRIPTION

General Location: On the west side of Maize Road, in an area south of 13th Street North.

Owner: Anderson Investments, Inc., 1125 S. Rock Road, Wichita, KS 67207

Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,  
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 6.07
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 2
  - Industrial:
  - Total: 2
3. Minimum Lot Area: 32,300 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "LC" w/CUP (DP-153)

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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Huntington Place Community Unit Plan (DP-153). The applicant's associated zone case (Z-2744), requesting "AA" to "LC" has been approved subject to platting and the CUP requirements. Proposed development of the property is for restrictive office and commercial uses as permitted in the "OC" zoning district with the addition of banks and savings and loans.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Ponderosa Circle, including a sidewalk on the south side of this commercial street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. 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.
- H. On the final plat tracing, the platlor's text shall be amended to reference that the reserve will be owned and maintained by a "lot owner's association" rather than a homeowners' association.
- I. On the final plat tracing, proper reference shall be made in the platlor's text to the granting of the emergency access easement. The platlor's text shall clearly state what property benefits from this emergency access easement.

SUBDIVISION REPORT

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- J. On the final plat tracing, proper reference shall be made in the plat's text to the granting of the wall easement proposed adjacent to the west and south lines of the plat.
- K. The final plat tracing shall indicate a 35-foot building setback from the west line of the plat. The labeling of this setback, along with the easements adjacent to the west line of the plat, shall also be more clearly indicated. The CUP specifies a 35-foot building setback from the plat's west line.
- L. The final plat tracing shall more clearly label the 35-foot building setback along the north line of the plat.
- M. As indicated on the preliminary plat, the emergency access easement shall extend all the way to the west line of the plat. Also, the utility easement, parallel to the south line of the plat, shall be shown as a 20-foot easement exclusive of the 5-foot wall easement.
- N. The plat's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- O. 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.
- P. On the final plat tracing, the City Commission signature block shall be amended to reference Dale E. Rea, Deputy City Clerk.
- Q. The final plat tracing shall correct the discrepancies between the bearings and distances indicated on the face of the plat and the engineer's text.
- R. On the final plat tracing, the 10-foot wide landscape buffer shall be deleted from the face of the plat.
- 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 Board of City Commissioners.
- U. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.