

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

October 23, 1997

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-76 THE PLAZA AT CHERRY CREEK HILLS

OWNER/APPLICANT: Dale Hecox
8212 W. Maple, Wichita, KS 67212

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm
924 N. Main, Wichita, KS 67203

LOCATION: East side of Rock Road, North side of Oak Knoll

SITE SIZE: 14.98 acres

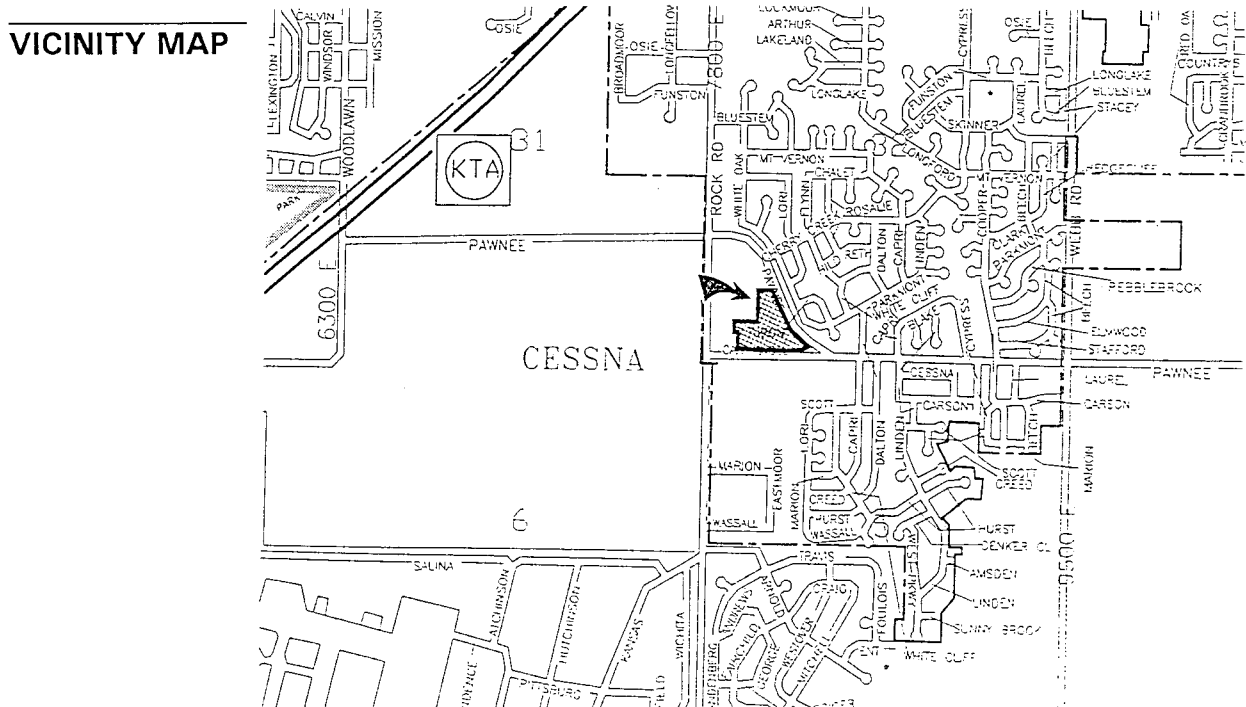
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 5.68 acres

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: B, Multi-Family
OW, Office Warehouse



Note: Lot 2 of this site has been approved for a zone change (Z-3212) from "B" Multi-Family to "OW" Office Warehouse subject to replatting.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any additional guarantees are needed for water or sanitary sewer improvements to serve this site. It does not appear that Lot 2 has direct access to sanitary sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **Traffic Engineering** needs to comment on the acceptability of the platted access controls as well as any needed improvements to Oak Knoll. Oak Knoll is designated as a two-lane arterial on the 2020 Transportation Plan.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The applicant is reminded that a platting binder is required with the final plat.
- F. The applicant shall submit an avigational easement covering all of the 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 the subject property.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.
- M. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- N. The legal description on the plat does not correspond with the land being platted.
- O. The applicant is advised that the plat has indicated a 25-foot building setback for Lot 1 which exceeds the 20-foot zoning requirement. The 25-foot setback would therefore apply if platted as shown.
- P. The Chairman of the MAPC should be amended to read Richard Lopez.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO.

January 8, 1998

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 10/23/97)

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OWNER/APPLICANT: Dale Hecox
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SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm
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LOCATION: East side of Rock Road, North side of Oak Knoll

SITE SIZE: 14.98 acres

NUMBER OF LOTS

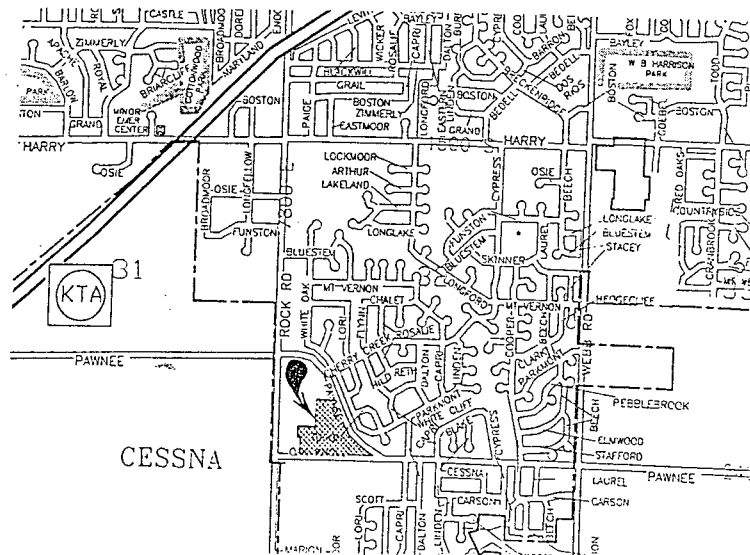
Residential:	1
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	2

MINIMUM LOT AREA: 5.68 acres

CURRENT ZONING: B, Multi-Family

PROPOSED ZONING: B, Multi-Family (Lot 1)
OW, Office Warehouse (Lot 2)

VICINITY MAP



Note: Lot 2 of this site has been approved for a zone change (Z-3212) from "B" Multi-Family to "OW" Office Warehouse subject to replatting.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any additional guarantees are needed for water or sanitary sewer improvements to serve this site. It does not appear that Lot 2 has direct access to sanitary sewer. **City Engineering has indicated that existing facilities are acceptable and no additional guarantees are needed.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **Traffic Engineering** needs to comment on the acceptability of the platted access controls as well as any needed improvements to Oak Knoll. Oak Knoll is designated as a two-lane arterial on the 2020 Transportation Plan. **Traffic Engineering has requested that the 40-foot complete access control from Lot 2 to Pawnee be increased to 100 feet. No street improvements are required.**

The final plat has denoted the requested 100-foot access control from Lot 2 to Pawnee.

- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **City Engineering has approved the drainage concept and indicated that an off-site drainage easement may be required to be obtained from KG&E for drainage onto their property to the west.**
- E. The applicant shall submit an avigational easement covering all of the 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 the subject property.
- F. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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- M. The Chairman of the MAPC should be amended to read Richard Lopez.

BOUNDARY CLOSURE: THE PLAZA AT CHERRY CREEK HILLS

North:	20038.145	East:	20375.155
Line Course:	N 00-00-00 E	Length:	285.16
	North: 20323.305		East: 20375.155
Line Course:	N 89-43-00 W	Length:	50.00
	North: 20323.553		East: 20325.156
Line Course:	N 00-00-00 E	Length:	148.00
	North: 20471.553		East: 20325.156
Line Course:	S 89-43-00 E	Length:	320.00
	North: 20469.970		East: 20645.152
Line Course:	N 00-00-00 E	Length:	442.00
	North: 20911.970		East: 20645.152
Line Course:	S 89-43-00 E	Length:	371.65
	North: 20910.132		East: 21016.798
Line Course:	S 27-04-45 E	Length:	576.22
	North: 20397.078		East: 21279.105
Curve Length:	340.16	Radius:	838.88
	Delta: 23-14-00	Tangent:	172.45
	Chord: 337.84	Course:	S 38-41-45 E
Course In:	N 62-55-15 E	Course Out:	S 39-41-15 W
RP North:	20778.954		East: 22026.026
End North:	20133.402		East: 21490.318
Line Course:	S 39-41-15 W	Length:	80.42
	North: 20071.516		East: 21438.962
Curve Length:	93.42	Radius:	105.79
	Delta: 50-35-45	Tangent:	50.00
	Chord: 90.41	Course:	S 64-59-07 W
Course In:	N 50-18-45 W	Course Out:	S 00-17-00 W
RP North:	20139.074		East: 21357.552
End North:	20033.286		East: 21357.032
Line Course:	N 89-43-00 W	Length:	981.88
	North: 20038.142		East: 20375.164

Perimeter: 3688.91 Area: 652,638 sq.ft. 14.98 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.010 Course: S 67-41-53 E

Error North: -0.0036 East: 0.0088

Precision 1: 385,413.11