

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

July 10, 1997

**STAFF REPORT
(One-Step Preliminary-Final Plat)**

CASE NUMBER: S/D 97-47 LOWE'S ADDITION

OWNER/APPLICANT: Lowes Company, Inc., Attn: Donald E. Winn
P.O. Box 1111 N. Wilkesboro, NC 28656-0001
910-658-4267

SURVEYOR/ENGINEER: Baughman Company, P.A., Phil Meyer, 315 Ellis
Wichita 67211

LOCATION: Southwest Corner of Maple and Ridge Road

SITE SIZE: 17.6 Acres

NUMBER OF LOTS

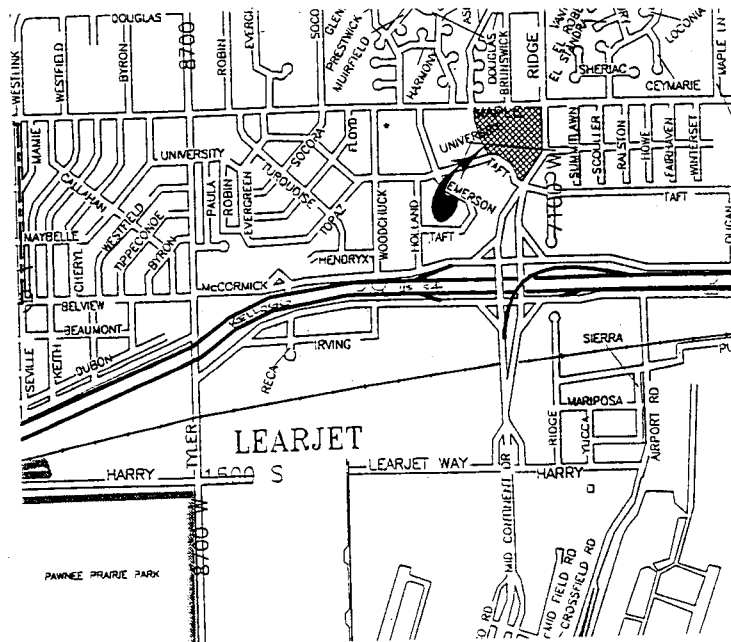
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 17.6 Acres

CURRENT ZONING: LC, Limited Commercial and SF-6, Single-Family

PROPOSED ZONING: LC, Limited Commercial, Z-1192 / DP-37

VICINITY MAP:



MAIN Q, SW1

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Note: With this plat, "Ridge Plaza 7th Addition" Lot 1 is replated into Lowe's Addition. This site has split zoning. Ridge Plaza 7th is zoned LC. The rest of the proposed plat is zoned SF-6, but has been approved for LC zoning with an unlimited plating time limit to activate the LC zoning. This plat is subject to DP-37.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being served.
- B. The applicant shall guarantee the extension of water service to serve the lot being served.
- C. City Engineering needs to comment on the need, if any, for improvements to Maple Street and/or Mid Continent.
- D. City Engineering needs to comment on the access controls proposed. (They appear to match the access controls established by DP-37. Distances should be shown for all segments of access control.)
- E. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit an avigational easement covering all of subject plat and a restrictive noise covenant on this property.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- I. 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.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the

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applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- K. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. Perimeter closure computations should be submitted with the final plat tracing.
- N. Recording of the plat within 30 days after approval by the City Council.
- O. Building setback lines were established with the Community Unit Plan and the previous plat. This plat proposed to reduce the northern building setback line along Maple from 100 feet to 60 feet. If this reduction is granted with the approved of this plat, an adjustment to the DP-37 will be approved.
- P. The applicant shall provide proof of payment of second half of the year taxes.