

S/D No. 82-73 Name Tallgrass Commercial
Date Application Rec'd. 12-27-82 Preliminary Approval _____
Scheduled S/D Meeting 1-6-83

DESCRIPTION

General Location Northeast corner of Rock Road and 21st Street North

Owner Independence Commons, et al
Surveyor/Engineer Bill G. Yung Design
Address 8225 E. 35th St. North, Wichita Zip Code 67226 Phone 683-5567

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| 1. Gross Acreage of Plat <u>12.65</u> Ks. | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>61</u> R/W <u>785</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>4</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>785</u> ft. |
| 3. Minimum Lot Frontage <u>152 Ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>.55 Acres</u> | |
| 5. Existing Zoning <u>LC, BB & AA</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>N.A.</u> Yes _____ No _____ | |
| 12. City of Wichita <u>Yes</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The proposed lots of this preliminary plat do not coincide with the parcel boundaries of the approved C.U.P. (DP-92). However, an amended C.U.P. is in the process of being filed along with a zone change request which may result in light commercial zoning on all of this property. Currently, light commercial zoning exists or has been approved for Block 1 and for Lots 1 and 2 in Block 2. If further changes are made in the C.U.P. amendment or zone change request, a revised preliminary plat may be necessary.
- B. The boundaries of this preliminary plat are unclear. No distinction is made between existing street right-of-way and additional right-of-way being dedicated by the plat for 21st or for Rock Road. Is Tara included in this plat? The north end of Tara, including the cul-de-sac, has never been dedicated. Is 22nd Street North included in the plat? It originally was to be dedicated by the plat of Executive Park at Tallgrass, but that plat has not yet been approved by the governing body or recorded. The applicant or his agent shall be prepared to discuss these matters with the Subdivision and Utility Advisory Committee members.
- C. The street name "Penstemon" shall be corrected to read "Executive" on the final plat.
- D. The right-of-way width for Peppertree/Executive shall be 70 feet in accordance with the Subdivision Regulations.
- E. The City Engineer's representative shall be prepared to comment on the possible need for an additional ten feet of right-of-way for Rock Road adjacent to Block 2 to provide room for continuation up to 22nd Street of the decel lane which is to begin south of Peppertree. He shall also be prepared to comment on the possible need for an additional ten feet of right-of-way for 21st Street adjacent to Block 1 just west of Executive (Penstemon).

(Continued)

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- F. The applicant shall guarantee the construction of any decel lanes required for development of this property.
- G. The applicant shall guarantee construction of all streets being platted (except for 21st and for Rock Road) including sidewalks adjacent to both sides.
- H. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed along the west side of Tara whenever development occurs on Lot 3, Block 2.
- I. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- J. The applicant shall guarantee extension of City water to serve all lots not already served.
- K. The applicant shall submit an avigational easement and restrictive noise covenant on this property.
- L. It is recommended that building setback lines not be shown on the final plat but that reference be made to the setbacks on the C.U.P.
- M. Only the access controls to the arterial streets shall be granted on the final plat.
- N. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept.
- O. The applicant's agent and the utility representatives shall be prepared to discuss the appropriateness of the joint 10-foot utility easement and landscape buffer at the northeasterly line of Block 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).