

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11

December 22, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-83 TOTAL PETROLEUM ADDITION

OWNER/APPLICANT: Total Petroleum, Inc., c/o Virgel Musil, 900 E. 19th Street - Suite 2201, Denver, CO 80202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South of 21st Street North and east of Webb Road

SITE SIZE: 1 acre

NUMBER OF LOTS

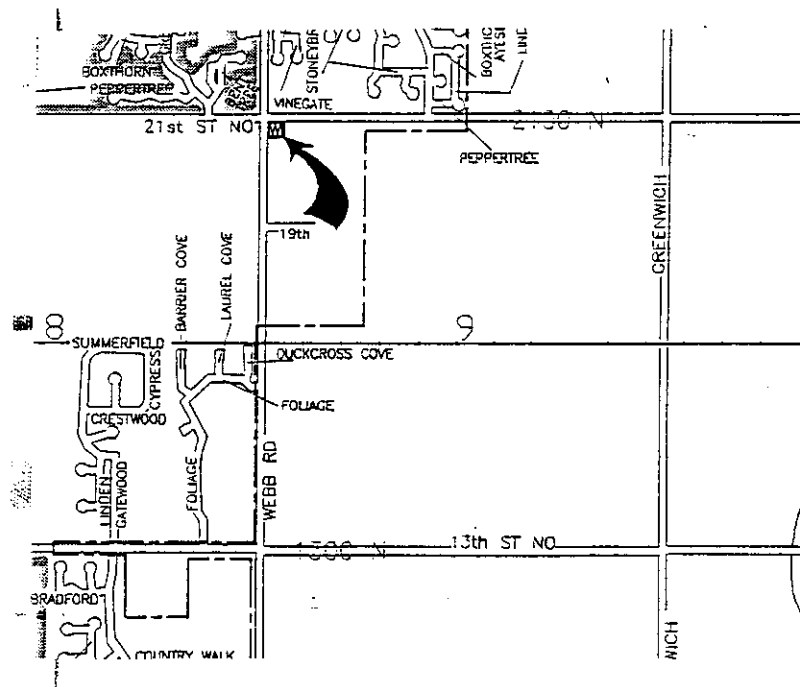
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "LC"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. It appears that this site has access to an existing sanitary sewer line located at the southeast corner of the site. City Engineering needs to verify that this is sufficient and also if the indicated utility easements are also sufficient to cover the involved line and manhole at that location.
- B. While water also appears to be adjacent to the site both along Webb and 21st Street North, the lines appear to be major supply lines which may not be directly accessible to this Addition. The representative from the City Water Department and City Engineering need to indicate if a guarantee is still needed to extend water for this site. It should be noted that a Rural Water District line may be in this area.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Traffic Engineering needs to comment on any traffic conditions or improvements needed for this site. Also, Engineering needs to indicate if the 80-foot of complete access to Webb and 21st is acceptable. Except for lots with very limited frontage(s) at corners, 100 feet of complete access control is required under the Subdivision Regulations.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat tracing, the word "complete" shall be deleted from the face of the plat along both Webb and 21st Street North where one opening of access is being allowed.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- H. The major intersection right-of-way for this site was apparently dedicated by a separate instrument, accepted by the City Council 1/25/94 and recorded either in May or August. This dedication was not processed through Planning and City Engineering needs to verify that that dedication was sufficient and no other dedication needs to be provided by means of this plat.
- I. Since certain actions on this plat will likely occur in 1995, any such dates should be revised accordingly on the final plat tracing (City approval, recording date, etc.)
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- M Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.