

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

June 23, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-44 SPORTS AND RECREATION ADDITION

OWNER/APPLICANT: Sports & Recreation, Inc., c/o Robert Sabow, Suncorp Properties, Inc.,
15438 N. Florida Avenue - Suite 205, Tampa, Florida 33613

SURVEYOR/ENGINEER: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st Street North and east of Woodlawn

SITE SIZE: 9.21 Acres

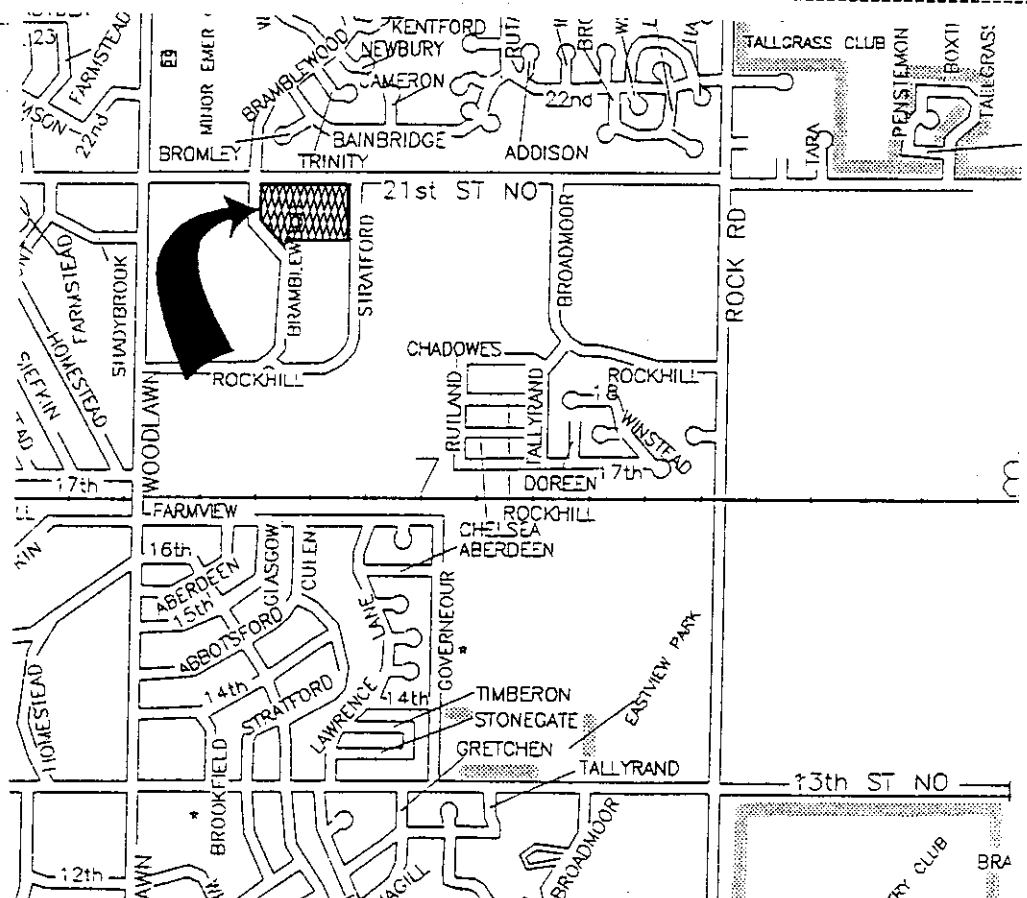
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3.58 Acres

CURRENT ZONING: "LC" CUP DP-67

VICINITY MAP:



NOTE: This Addition is a replat of two previously platted lots in the Northborough 3rd Addition. This site is also covered by a CUP DP-67. The primary purpose of this replat is to alter the configuration of the two lots and to relocate a shared access opening to 21st Street North. These changes appear to be within the conditions allowed for by the CUP, and needed improvements appear to either be in place or should have been provided for by guarantees required for the Northborough 3rd Addition.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any new guarantees are required of this site or if any revisions to existing guarantees are needed; e.g., traffic improvements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. A copy of the proposed joint access easement shall be submitted to Planning for review. This easement then needs to be recorded by the applicant with the recording information shown on the final plat tracing.
- E. A new sidewalk certificate shall be submitted requiring the installation of a sidewalk in Bramblewood, adjacent to Lot 1, upon this site's development.
- 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

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