

S/D No.: 87-15 Name: SOUTHWEST PLAZA 2ND ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: Northeast corner of Meridian and 31st Street South.  
Owner: M.K. Gentry Estate, c/o M.K. Gentry Co., Attn: Chris Gentry,  
3100 S. Meridian, Wichita, KS 67217  
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 8.3
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 21,000.0 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC" (DP-83)
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STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Southwest Plaza Commercial Community Unit Plan (DP-83).

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- ~~B.~~ The applicant shall guarantee the construction of the accel-decel lane needed on Meridian Avenue to serve the required major entrance to Lot 1.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that provision #10 of the associated Community Unit Plan, requires the designation of a 24-foot wide, hard surfaced fire lane around all main structures constructed on Lot 1. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- E. In order to assist title companies in determining if buildings constructed on this site property observe the building setbacks required by the associated Community Unit Plan, the final plat tracing shall indicate the building setbacks established by the CUP on the face of the plat.
- F. Since "complete access control" is being dedicated to 30th Street South and St. Clair Avenue from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- G. The final plat shall indicate the amount of half-street right-of-way existing for 30th Street South and St. Clair Avenue adjacent to this property. The centerlines of these streets shall be labeled.
- H. Since this replat represents a minor replat of a platted lot, it is recommended that the Subdivision Committee waive the maximum plat area standard established in the Subdivision Regulations for consideration of final form only plats. Sections 4-501 and 4-502.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required?

N. General provision #15, of the associated Community Unit Plan, states that the need for accel/decel lanes along 31st Street South and Meridian will be determined at the time of platting. In Item C of these comments, the applicant is asked to guarantee the construction of the accel/decel lanes needed to serve the required major entrance serving Lot 1. The representative from the City Engineer's office and the Traffic Engineer should be prepared to state if the development proposed by this 8.29 acre plat (108,338 sq. ft. of floor area) necessitates additional accel/decel lane guarantees for Meridian Avenue or cause a need for a similar guarantee for 31st Street South.

O. The Traffic Engineer should be prepared to advise if the major entrance to Meridian has been constructed to standards.

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