

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 18, 1997

STAFF REPORT
(One-Step Final)

CASE NUMBER: S/D 97-71 SUMMERFIELD III COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: The Neville Family Trust, % Edward T. Neville
9625 Maple, Wichita, KS 67209

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm P.A., % Mark A. Savoy
924 N. Main, Wichita, KS 67203

LOCATION: South side of Maple and West of Maize Ave.

SITE SIZE: 2.27 acres

NUMBER OF LOTS

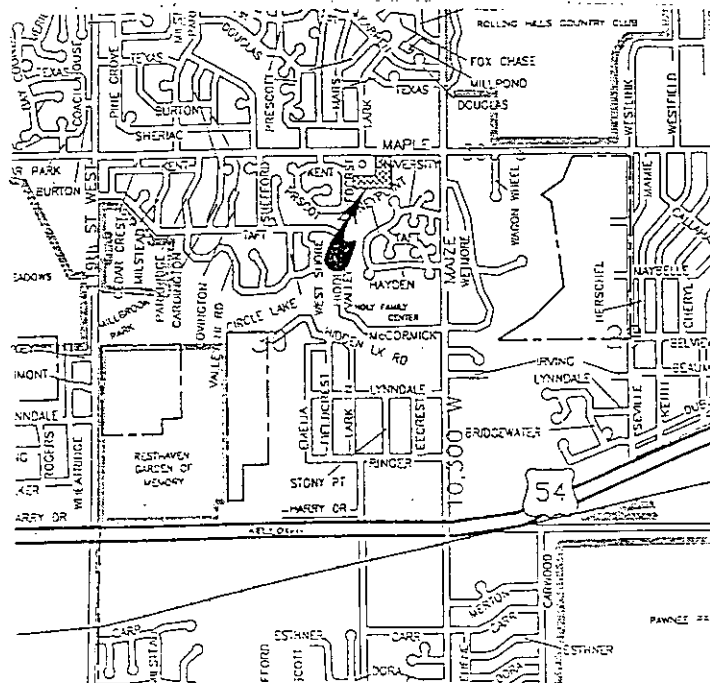
Residential:	
Office:	
Commercial:	
Industrial:	<u>2</u>
Total:	<u>2</u>

MINIMUM LOT AREA: 51,340.18 Sq. Ft.

CURRENT ZONING: "GO" General Office

PROPOSED ZONING: "LC" Limited Commercial and "GO" General Office

VICINITY MAP:



Note: This replat of Summerfield is requiring a CUP amendment due to the increase in the number of lots.

STAFF COMMENTS:

- A. The CUP amendment and zone change shall be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. City Engineering needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. Only one access point should be allowed between these two lots to Maple Road. Instead of each lot having their own access an access easement shall be provided for lot 2. The access easement will be provided by separate instrument. The joint access easement shall be shown on the plat and the appropriate wording placed in the plat's text.

Traffic Engineering should comment on the need for any improvements to Maple Road.

- E. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.
- 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. (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.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- M. On the final tracing, a tie point and footage from the plat to the tie point should be shown.

Note: This plat is combining Lot 1 of Eck Addition and a previously unplatted parcel of land.

STAFF COMMENTS:

- A. Approval of this plat will be subject to approval of the associated zone change case (Z-3241) and any relevant conditions of such approvals. The zone change must be approved prior to this plat being heard by the full MAPC.
- B. City services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- C. **Traffic Engineering** needs to comment on the need for any additional improvements to Harry St. as well as the number of access points permitted from this lot to Harry St.
- D. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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. (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.)
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- I. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing.
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- L. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- M. The scale should be corrected on the final tracing. The preliminary plat has a scale of 1 inch equals 50 feet and the final plat has a scale of 1 inch equals 100 feet. Both drawings are the same size but have different scales are shown on the plat.
- N. The distances from the tie point to the point of beginning do not correlate with those in the platter's text. Before the final tracing is submitted this should be corrected.