

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

March 7, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-8 WEBB ROAD COMMERCIAL

OWNER/APPLICANT: Wilson Estates, 200 Market Central - 155 N. Market, Wichita, KS 67202-1816

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

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

SITE SIZE: 3.5 Acres

NUMBER OF LOTS

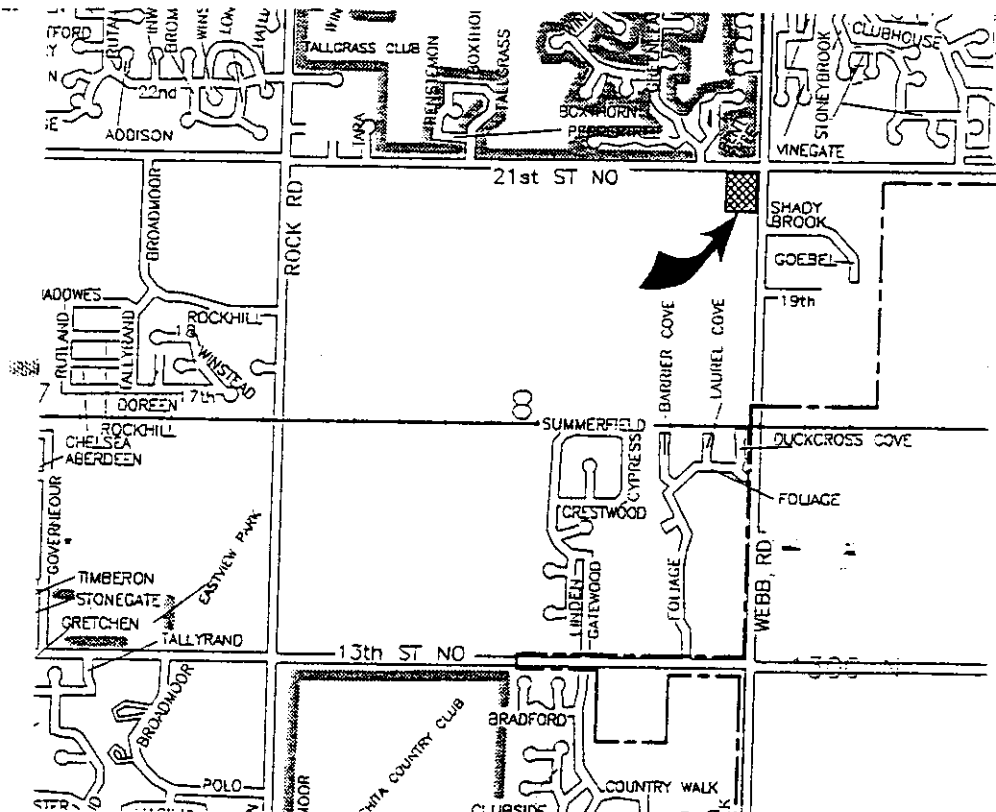
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 30,000 sq. ft.

CURRENT ZONING: L. C. (Assoc. Case: DP-200)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is included within the Wilson Property N.E. Commercial C.U.P. DP-200. The lots being platted while reflecting the general pattern of the three (3) parcels of the CUP, do not correspond sufficiently. The common lot line between the 3-lots has been shifted southward such that Lot 3 is only 175 feet wide while the Parcel (3) was originally intended to be 248 feet wide. Lots 1 and 2 have been lengthened correspondingly.

STAFF COMMENTS:

- A. Prior to this plat being submitted to the City Council for review, DP-200 shall be, as determined appropriate, adjusted or amended so that parcel boundaries correspond to the lots now being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Engineering needs to also indicate if these improvements will require off-site extensions and if any corresponding off-site easements need to be provided by the applicant.
- C. As noted by DP-200, the applicant shall guarantee (unless otherwise determined necessary by the City Engineer) the construction of a continuous accel/decel lane along the north and east street frontages of the plat. The applicant shall also guarantee the construction of a temporary third lane along 21st Street and Webb Road adjacent to the plat. Guarantees for the temporary third lanes will be held by the City of Wichita until development occurs. (Partial development will necessitate partial construction of the third lane.)
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Based upon the configuration of the lots now being platted and the reduction in Lot 3's frontage to Webb Road, only one (1) access opening shall be platted from this lot to Webb Road. Further, no additional opening shall be indicated for Lot 2. That is, both lots shall indicate one opening each to Webb Road, and the final plat tracing shall be revised accordingly. This change in access shall also be noted on the adjustment/amendment to DP-200.
- G. The joint access easement for Lots 1 and 2 should be recorded by the applicant. The recording information shall then be indicated on the final plat tracing and a copy of the recorded instrument submitted to Planning for the plat file.
- H. Based on the platting binder, a pipeline easement "may" impact this site. The applicant's agent needs to explain the situation involving this pipeline. Proof shall be provided that the easement does not impact the site or that Company benefitting from the easement, agrees to release this site from any possible involvement in such an easement. If the easement cannot be removed and/or is located in the site, it shall be properly shown and this plat will be subject to the standard requirements involving pipelines.

- I. Also based upon the platting binder, the 2nd half of 1995 property taxes were outstanding on this site. Before this plat can be released for recording, proof shall be provided that all applicable property taxes have been paid.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. 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.)
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. 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.