

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 23, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-42 NORTHRock CROSSING

OWNER/APPLICANT: Venture Seven, Development LLC, Et al, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 29th Street North and west of Rock Road

SITE SIZE: 9.85 Acres

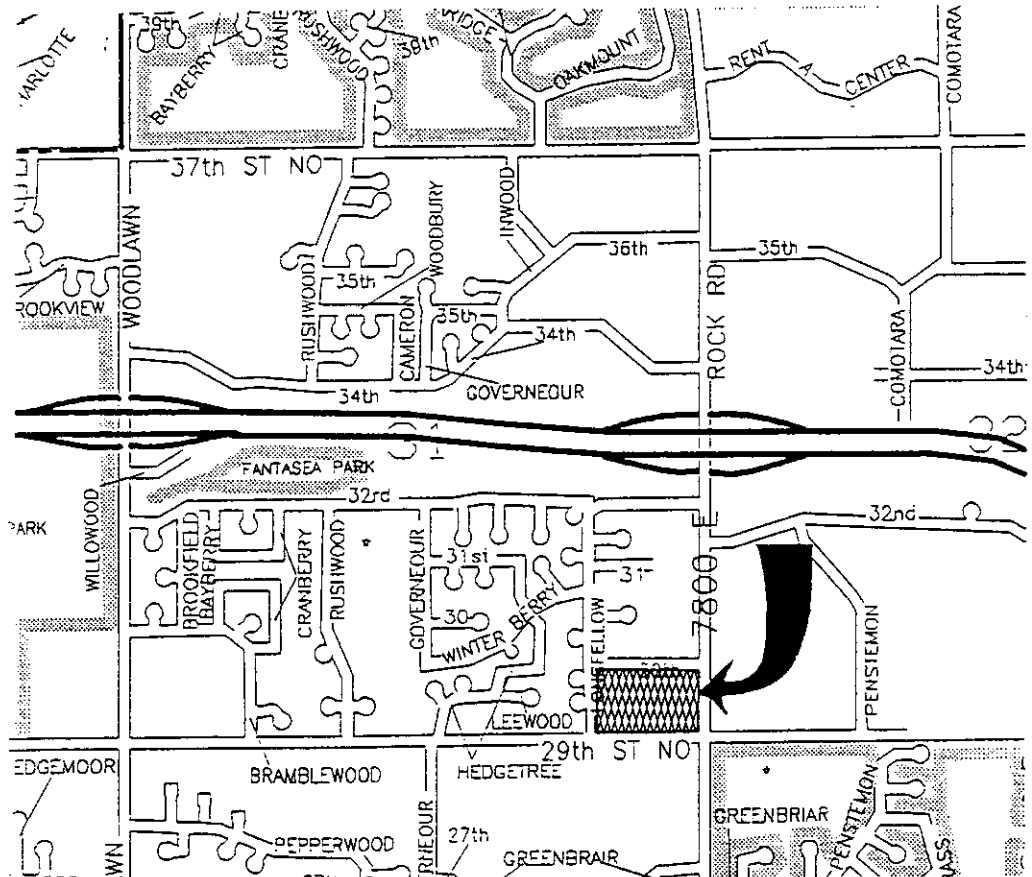
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 30,550 sq. ft.

CURRENT ZONING: L.C. (DP-109)

VICINITY MAP:



NOTE: This plat is basically a replat of a previously platted lot into six (6) lots. This site also corresponds to CUP, DP-109.

STAFF COMMENTS:

ext SS to serve lots 1 & 5

- A. Although a developed area, City Engineering needs to indicate if existing petitions are adequate for sanitary sewer, water and drainage improvement or if new guarantees need to be provided as a result of this replat.
- B. Based on the CUP, major entrances and/or a continuous accel/decel lane were to be provided in both Rock Road and 29th street North. Traffic Engineering needs to indicate what improvements in this regard need to be guaranteed, if additional right-of-way for Rock Road or 29th Street needs to be dedicated and if any other traffic improvements need to be guaranteed for this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Unless the applicant amends the CUP, access controls to 30th Street North shall be as indicated both in the CUP and platted by the existing Cottonwood Square Addition.

On the face of the place, the word complete shall be removed from the areas where openings (3) are being allowed to 29th and Rock.
- E. The final plat shall clearly indicate any additional right-of-way being dedicated by this plat.
- F. Traffic Engineering needs to indicate if the 40-feet of complete access control shown on Lot 5 to Rock and 29th street is adequate. Present Subdivision standards would require 100-feet of complete access control at such an intersection.
- G. The applicant shall either grant on the final plat an access easement for the benefit of Lot 1 or submit for approval and recording an access agreement which provides Lot 2 unobstructed access to 29th Street and/or Rock Road.
- H. On the final plat, a note shall be placed on the face of the plat indicating that this site is subject to conditions of CUP, DP-109.
- I. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. 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.
- 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.
- 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 The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

August 4, 1994

STAFF REPORT

(Final Plat deferred from 7/21/94, Preliminary Plat Approved 6/23/94)

CASE NUMBER: S/D 94-42 NORTHROCK CROSSING

OWNER/APPLICANT: Venture Seven, Development LLC, Et al, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 29th Street North and west of Rock Road

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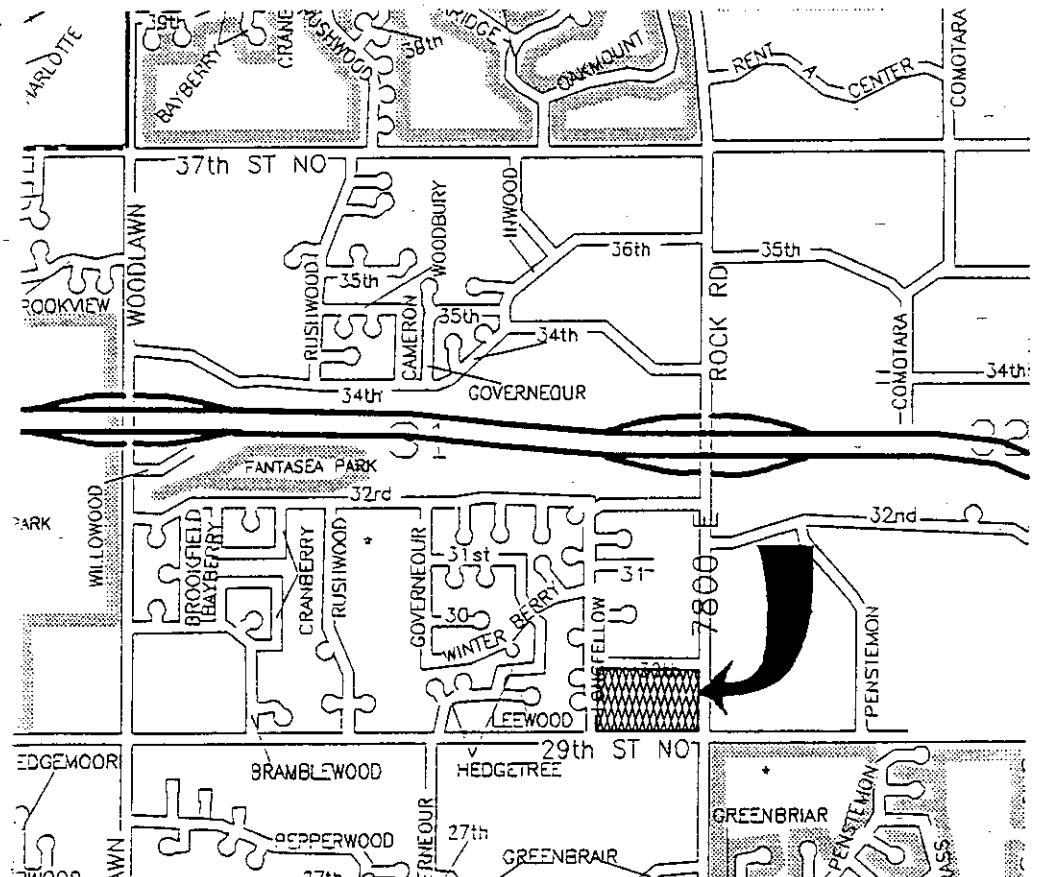
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 30,550 sq. ft.

CURRENT ZONING: L.C. (DP-109)

VICINITY MAP:



NOTE: This plat is basically a replat of a previously platted lot into five (5) lots. This site also corresponds to CUP, DP-109. The applicant is advised to meet with staff as soon as possible to clarify coverage, signage, etc. issues that are controlled by the C.U.P. At this point, the proposed plat is inconsistent with the approved 1 lot C.U.P. Staff is concerned with taking this plat much further without these issues being resolved.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Based on the CUP, a continuous accel/decel lane shall be guaranteed in both Rock Road and 29th street North.
- 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 shall either grant on the final plat an access easement for the benefit of Lot 1 or record an access agreement which provides Lot 2 unobstructed access to 29th Street and/or Rock Road. This agreement should be recorded so the recording information can be shown on the tracing, with a copy of the agreement submitted to Planning for the plat file.
- E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of CUP, DP-109.
- F. The applicant is advised that it is unclear as to how Reserves A & B are to be owned and maintained. That is, it is not clear what interest or responsibilities for ownership are involved when two different entities (Lot 1 and Lot 2) are being made responsible. The applicant is also advised that while these Reserves are indicated for signs, the actual installation, location, type, etc. of signs is subject to the sign ordinance.
- G. The applicant is advised that the platting binder is to be submitted with the final plat. This plat will be subject to a review of such platting binder and any relevant conditions.
- H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Specifically both KG&E and Southwestern Bell are not being shown on the final plat. If still required by the utilities, these easements shall be shown on the final plat tracing.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

July 21, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 6/23/94)

CASE NUMBER: S/D 94-42 NORTHROCK CROSSING

OWNER/APPLICANT: Venture Seven, Development LLC, Et al, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., c/o Greg Allison, 3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 29th Street North and west of Rock Road

SITE SIZE: 9.85 Acres

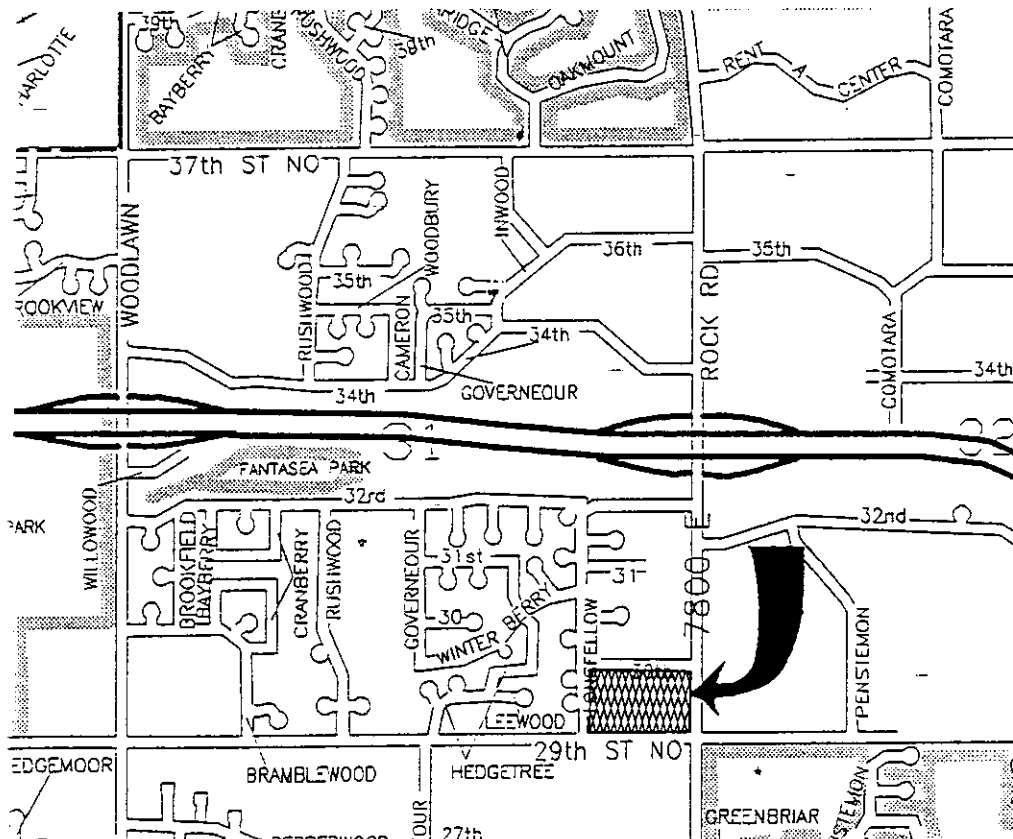
NUMBER OF LOTS

Residential:	
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Commercial:	5
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MINIMUM LOT AREA: 30,550 sq. ft.

CURRENT ZONING: L.C. (DP-109)

VICINITY MAP:



NOTE: This plat is basically a replat of a previously platted lot into six (6) lots. This site also corresponds to CUP, DP-109. The applicant is advised to meet with staff as soon as possible to clarify coverage, signage, etc. issues that are controlled by the C.U.P. At this point, the proposed plat is inconsistent with the approved 1 lot C.U.P. Staff is concerned with taking this plat much further without these issues being resolved.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Based on the CUP, a continuous accel/decel lane shall be guaranteed in both Rock Road and 29th street North.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Unless the applicant amends the CUP, access controls to 30th Street North shall be as indicated both in the CUP and platted by the existing Cottonwood Square Addition. That is, the final plat tracing should indicate complete access control to 30th Street North.

On the final plat tracing both the face of the plat and plattor's text should be amended to indicate one (1) opening per lot to Rock and 29th Street North. As now shown, one lot could claim the right to 2 or even all 3 openings.

- E. The applicant shall either grant on the final plat an access easement for the benefit of Lot 1 or record an access agreement which provides Lot 2 unobstructed access to 29th Street and/or Rock Road. This agreement should be recorded so the recording information can be shown on the tracing, with a copy of the agreement submitted to Planning for the plat file.
- F. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of CUP, DP-109.
- G. The applicant is advised that it is unclear as to how Reserves A & B are to be owned and maintained. That is, it is not clear what interest or responsibilities for ownership are involved when two different entities (Lot 1 and Lot 2) are being made responsible. The applicant is also advised that while these Reserves are indicated for signs, the actual installation, location, type, etc. of signs is subject to the sign ordinance.
- H. The applicant is advised that the platting binder is to be submitted with the final plat. This plat will be subject to a review of such platting binder and any relevant conditions.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property. Specifically both KG&E and Southwestern Bell are not being shown on the final plat. If still required by the utilities, these easements shall be shown on the final plat tracing.
- 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 representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

August 5, 1994

Mid-Kansas Engineering Consultants, Inc.
c/o Greg Allison
3500 N. Rock Road - #800
Wichita, KS 67226

Re: S/D 94-42 NORTHROCK CROSSING (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. Based on the CUP, a continuous accel/decel lane shall be guaranteed in both Rock Road and 29th street North.
- 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 shall either grant on the final plat an access easement for the benefit of Lot 1 or record an access agreement which provides Lot 2 unobstructed access to 29th Street and/or Rock Road. This agreement should be recorded so the recording information can be shown on the tracing, with a copy of the agreement submitted to Planning for the plat file.
- E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of CUP, DP-109.
- F. The applicant is advised that it is unclear as to how Reserves A & B are to be owned and maintained. That is, it is not clear what interest or responsibilities for ownership are involved when two different entities (Lot 1 and Lot 2) are being made responsible. The applicant is also advised that while these Reserves are indicated for signs, the actual installation, location, type, etc. of signs is subject to the sign ordinance.
- G. The applicant is advised that the platting binder is to be submitted with the final plat. This plat will be subject to a review of such platting binder and any relevant conditions.

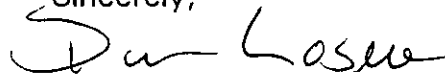
- H. As requested by the applicant, the final plat tracing may indicate two (2) openings to 30th Street North in the area now indicated as allowing only one (1) opening. However, prior to this plat being scheduled for City Council review, the associated CUP will need to be adjusted to also indicate such access.
- I. As requested by Traffic Engineering, a contingent dedication of five (5) feet of right-of-way for Rock Road shall be shown along Lots 3 and 4 adjacent to the area of the outright dedication of five feet. The plat's text shall indicate this dedication is contingent upon the City's need for the right-of-way due to street improvements needed in this area.
- J. As indicated by the drainage plan, the applicant shall submit for recording with the final plat tracing, needed cross lot drainage agreements.
- 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.
- 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.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 11, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Venture Seven, Development LLC, 150 North Market, Wichita, KS 67202
Alan D. and Judith G. Schimmels, 3055 N. Rock Road, Wichita, KS 67226
Max R. and Penelope A Moss, 3055 N. Rock Road, Wichita, KS 67226
NRP Development Co., A Kansas General Partnership, P. O. Box 781851, Wichita, KS 67278
Mike Lindebak, City Engineer ✓