

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.

December 28, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-88 - KILLARNEY PLAZA FOURTH ADDITION

OWNER/APPLICANT: Northrock Realty Partners, Bank IV, 100 N. Broadway #575, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, P.A.

LOCATION: West of Rock Road and north of 32nd Street North.

SITE SIZE: 4.8 Acres

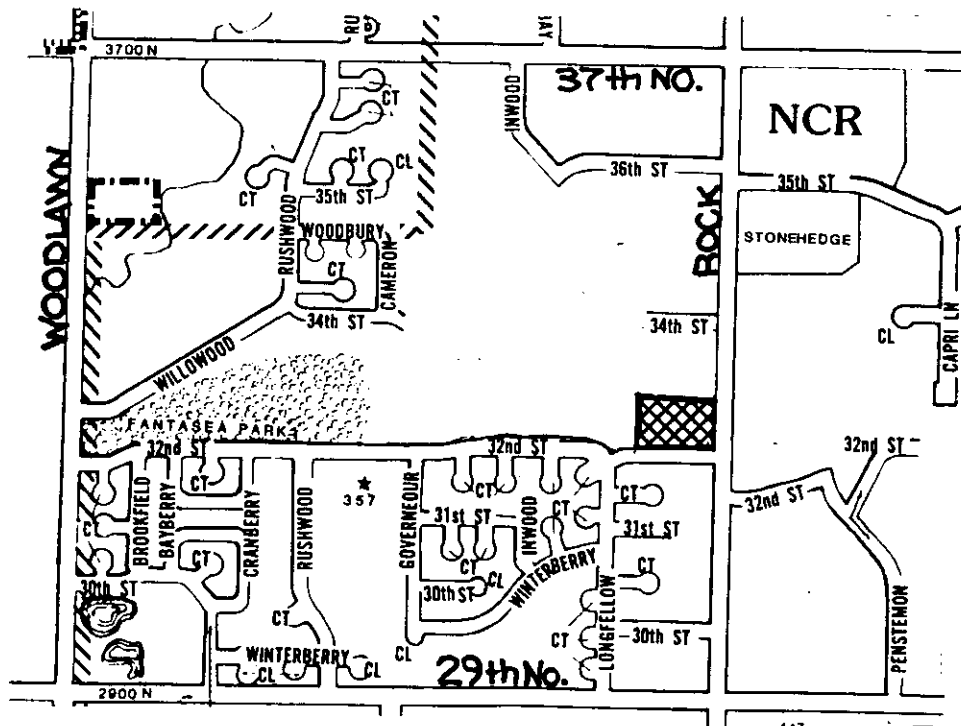
NUMBER OF LOTS

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

MINIMUM LOT AREA: 0.72 Acres

CURRENT ZONING: "LC" Light Commercial & DP-158

VICINITY MAP:

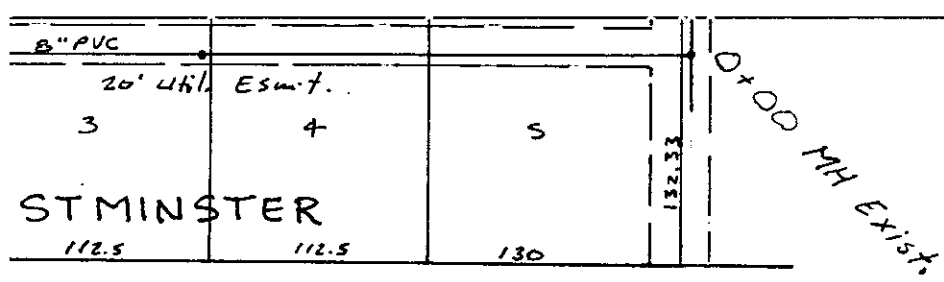


STAFF COMMENTS:

- NOTE: This plat was submitted in final form and is a replat of Lot 3, Block 1, Killarney Plaza Third Addition. The area of the plat is within Parcel 2 of the Commercial Community Unit Plan W.D.C. Parcel 11A & 12 (DP-158).
- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. The applicant shall guarantee construction of the storm sewers required by this plat.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The applicant proposes a joint access easement to provide Lot 1 with access to 32nd Street North across Lot 2. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - F. The associated CUP (DP-158) provides only one opening to this track to and from Rock Road. The plattor's text indicates Lot 2 is to have the one allowed opening. The final plat tracing shall indicate complete access control along the east line of Lot 3 and make the appropriate reference in the plattor's text.
 - G. The applicant is advised that the associated CUP (DP-158) permits only four (4) buildings within this parcel which is now being platted into three (3) lots. The applicant is advised to request an adjustment to the CUP so Central Inspection will know which of the three (3) lots is to have two (2) buildings.
 - H. The wall easement shall be removed from within the 20 foot drainage easement or the applicant shall submit a hold harmless agreement, acceptable with City Engineering, to the Planning Department prior to this plat being scheduled before the City Council.
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- I. The platlor's text shall make reference that a 5.00 "foot" wall easement is being granted. The text presently makes no reference to the standard of measurement.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the boundaries of the drainage easement adequate and are any drainage guarantees required with the platting of this property?

Note: This plat was submitted in final form only.



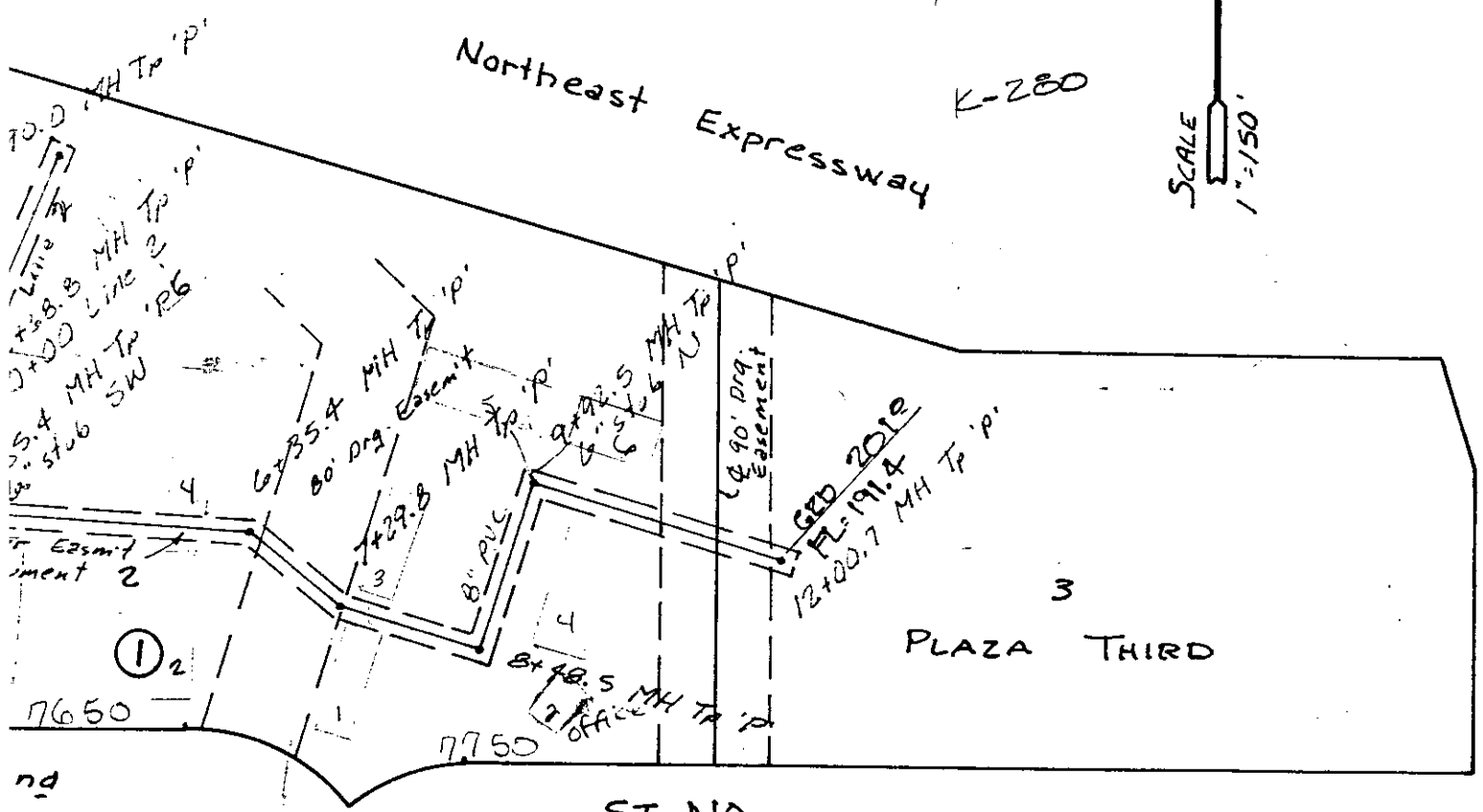
Scale 1" = 100'

ST. NO.

LAT 33, MAIN 9, S.S. # 23
 468-76-245-81858-000-000-001
 Built By Stannard Const.
 Booked 11-3-88 from Plan

f.t.p

plan 12-2-1

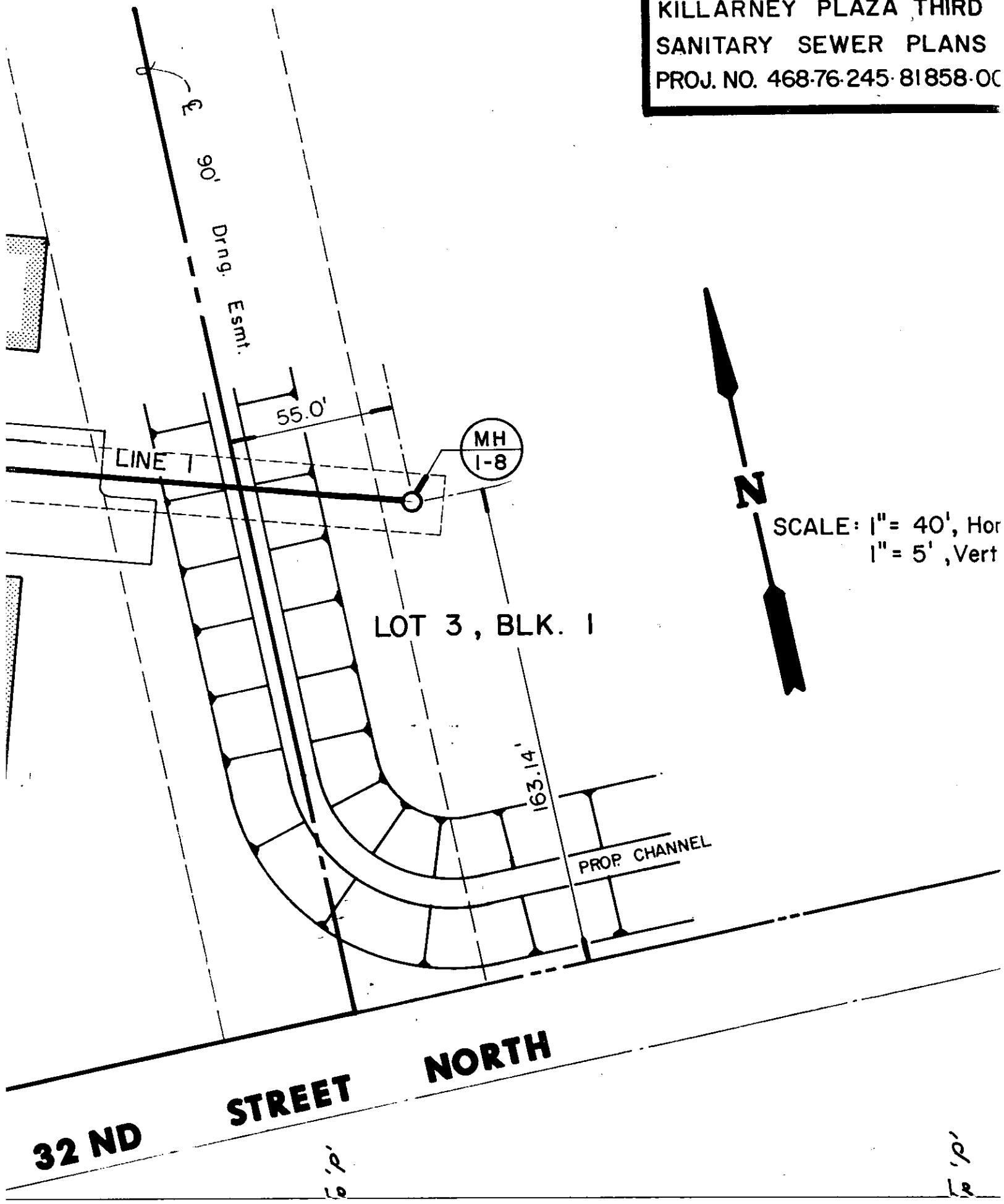


SCALE 1" = 150'

ST. NO.

SEWER PLAN 16-2-1-12
 16-2-1-12

KILLARNEY PLAZA THIRD
SANITARY SEWER PLANS
PROJ. NO. 468-76-245-81858-00



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 5, 1990

Mid-Kansas Engineering Consultants
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D/ 89-88 KILLARNEY PLAZA FOURTH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 4, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 29, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Northrock Realty Partners, Bank IV, 100 N. Broadway, #575,
Wichita, KS 67202
Mike Lindebak, City Engineer