

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

February 20, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER:

S/D 92-5 - WHISPERING BROOK *Commercial* ADDITION

OWNER/APPLICANT:

Nestor Weigand, et al., 151 N. Market,
Wichita, KS 67202

SURVEYOR/ENGINEER:

Poe & Associates of Kansas, Inc., 434 North
Oliver, Suite 110, Wichita, KS 67208; Bill G.
Yung Design, 4912 E. 29th St. N., Suite 1,
Wichita, KS 67220

LOCATION:

Southwest corner of 37th St. North and
Woodlawn Blvd.

SITE SIZE:

11.7 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 5

Industrial:

Total: 5

MINIMUM LOT AREA:

30,000 sq. ft.

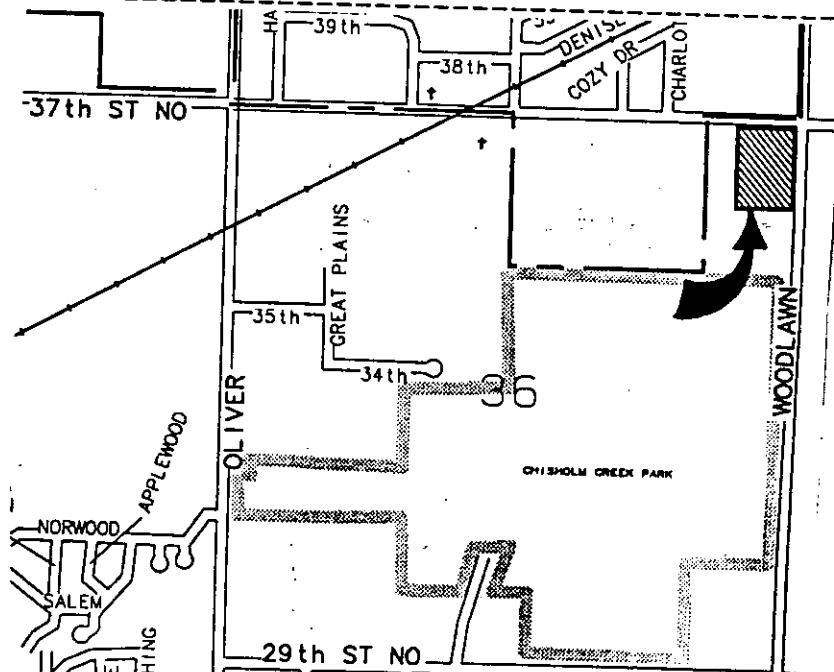
CURRENT ZONING:

"AA" One Family, "LC" Light Commercial

PROPOSED ZONING:

"LC" Light Commercial (Z-3048) (DP-203)

VICINITY MAP:



NOTE: A portion of this plat is involved in a zone change (Z-3048) from "AA" one family to "LC" light commercial zoning. All of the site is also within a Community Unit Plan (DP-203). Both the zone change and CUP require that this site be platted by January 28, 1994.

STAFF COMMENTS:

- A. City Engineering needs to indicate any requirements for the extension of sanitary sewer to the lots being platted, and in particular as to the extension of sanitary sewer from Woodlawn and the use of the Bel Aire sewer line.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As required by the Whispering Brook Commercial CUP (DP-203) the applicant shall guarantee:
 - 1. The reconstruction of Woodlawn and 37th Street North to provide left-turn bays and storage in a center turning lane to serve left-turn movements to lots 4 and 5.
 - 2. The construction of continuous accel/decel lanes along Woodlawn and 37th Street North to serve openings to all lots and the partial reconstruction of 37th Street/Woodlawn intersection with raised medials to provide left turns at the intersection and free flowing right turns for east-bound 37th Street North traffic.
 - 3. The construction of temporary third lanes along Woodlawn and 37th Street North adjacent to the plat if development occurs before 37th Street North and Woodlawn are constructed to a four lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or streets are improved to a four lane standard. Partial development would necessitate partial construction of the third lane.

In addition, the above guarantees shall include the construction of that portion of the required major entrances that are within street right-of-way.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, the access controls to Woodlawn and 37th St. North shall be clearly labeled; e.g., "access control except one opening," "complete access control," etc. These access controls shall correspond to what was established by the CUP.

- F. On the final plat, the dedication of street rights-of-way, especially in regard to the major intersection, shall be clearly dimensioned and indicated from the center lines of the adjacent streets.
- G. On the final plat, since building setbacks between lots in the same ownership do not need to be observed, as indicated in the CUP, these setbacks need not be platted. If setbacks are removed from the plat, a note shall be placed in the face of the plat and in the plat's text indicating that additional building setback requirements are per DP-203 on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.

The setbacks to the adjacent streets and along the west and south lines of the plat shall, however, be platted as indicated on the preliminary plat and CUP.
- H. Since this plat is proposing to plat a wall easement, this easement shall be noted in the plat's text and it shall be indicated that utilities may cross the wall easement.
- I. Since this plat proposes vacating certain items, reference to KSA 12-512(b) shall be made in the surveyor's text.
- J. On the final plat, dimensions shall be indicated for the west and south lines of lot 2.
- K. 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.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.