

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

September 30, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-62 VALENTINE ADDITION

OWNER/APPLICANT: Sheldon Coleman Investment Trust, Attn: John M. Reiff, 2414 N. Woodlawn, Wichita, KS 67220

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of 34th Street North and Woodlawn

SITE SIZE: 5.1 Acres

NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 2 |
| Industrial: | |
| Total: | 2 |

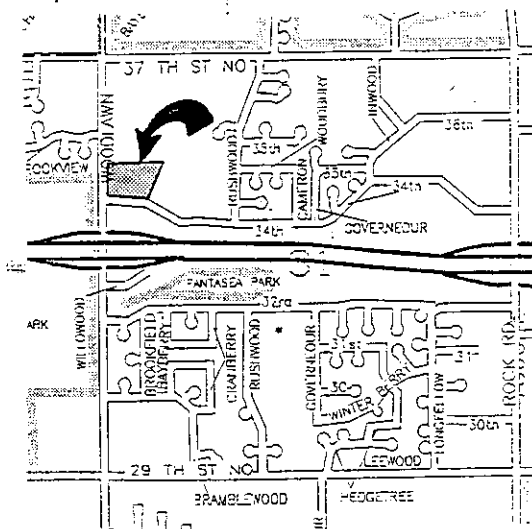
Min Pad.?

MINIMUM LOT AREA: 30,625 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (Z-2980); DP-156, Amendment 1

VICINITY MAP:



NOTE: Although this site is presently zoned "AA", "LC" zoning has been approved subject to the site being platted by January 9, 1994 (Z-2980). The area is also within CUP, DP-156 (Amendment #1), that is, within the Killarney West CUP. The lots being platted correspond to Parcels 1 and 2 of the CUP. This site also appears to be basically developed with sanitary sewer and water adjacent to the lots and both Woodlawn and 34th Street North being paved adjacent to the site. Sidewalk is also in place along both sides of 34th Street (a collector street).

STAFF COMMENTS:

- A. City Engineering needs to indicate if any additional guarantees are needed for the extension of water and sanitary sewer. In particular, sanitary sewer appears to be adjacent to the site, but may not be directly accessible.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. During the review of previous plats in this area, concerns were noted with the adequacy of the drainage easements being platted. City Engineering needs to indicate if this particular plat needs to provide any such drainage easements or drainageways; in particular, if any such areas need to be platted along this site's eastern line.
- C. The Community Unit Plan (DP-156) did not indicate any requirements concerning traffic improvements in Woodlawn for this site. However, being just over 5 acres and being rezoned for "LC" uses, traffic improvements would be a typical condition for a site such as this. Traffic Engineering should be prepared to indicate if any traffic improvements need to be guaranteed at this time and/or petitioned for future situations.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. There is no indicate in the CUP that access controls were to be required from this site to 39th Street North. Also, as a collector, access controls would also not normally be required. If not a requirement of the Street Dedication Deed noted on the plat, unless indicated as necessary by Traffic Engineering, the access controls to 39th Street North may be deleted from the final plat tracing.

- F. The applicant is advised that although the letter by the Attorney-at-Law indicates that the July, 1991 platting/title binder is unchanged as of July, 1993, proof that all applicable property taxes (through 1992) having been paid will need to be submitted before the plat can be released for recording.
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative 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.