

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

February 3, 1994

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 94-3 LAKE RIDGE COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: Lake Ridge Investors, 434 N. Market, Wichita, KS 67202

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

LOCATION: North of 21st Street North and east of Ridge Road

SITE SIZE: 11.26 Acres

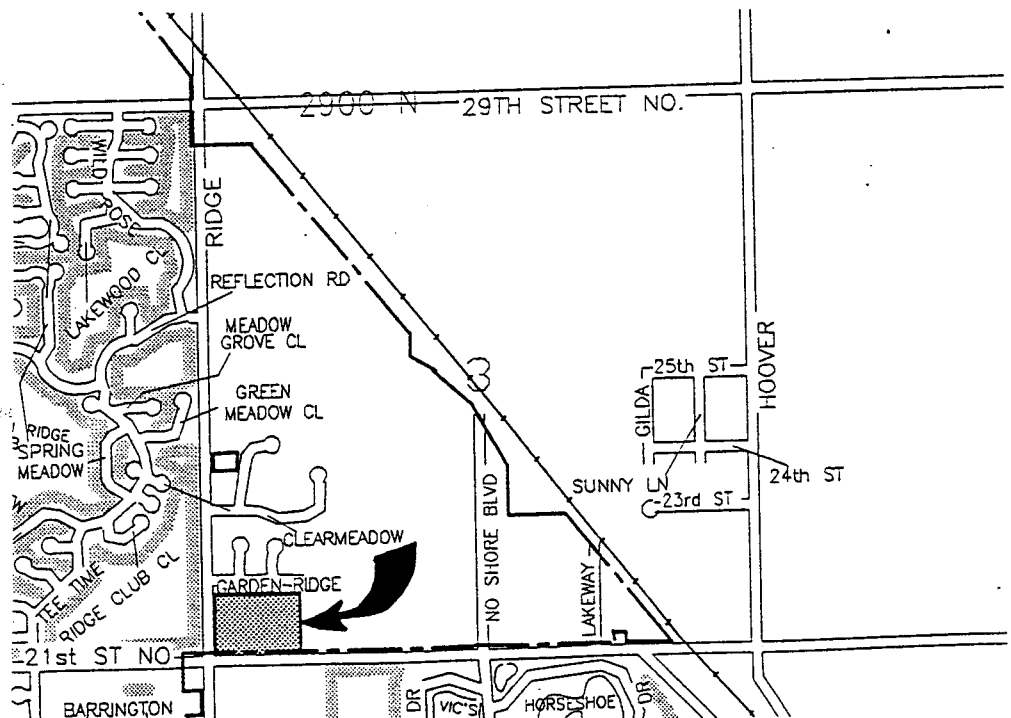
NUMBER OF LOTS

- Residential:
- Office:
- Commercial:
- Industrial: 5
- Total: 5

MINIMUM LOT AREA: 0.83 Acres

CURRENT ZONING: "LC" Light Commercial (DP-205)

VICINITY MAP:



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NOTE: This plat has been submitted in order to revise various features established in the recently approved Lake Ridge Commercial (1st) Addition. Although originally platted in 1992, the applicant is replatting the site in order to change the configurations of several lots (Lots 3, 4 & 5), the location of openings or access controls to 21st Street North, the elimination of a landscape easement along Ridge Road and the addition of other easements for drainage. This plat is also covered by a Community Unit Plan, DP-205.

STAFF COMMENTS:

- A. City Engineering needs to indicate if new petitions need to be submitted for this plat or if the existing petitions can be used pending submittal of any needed agreements or information needed to revise the guarantees. This plat will be subject to those improvements originally established for this site by the Lake Ridge Commercial (1st) Addition.
- B. If new petitions are submitted, the applicant shall also submit a new Certificate of Petitions.
- C. At the time that this site was originally being platted, indications were that the ARKLA Pipeline was to be relocated along the west and south lines of the plat. This relocation, however, has not yet been undertaken and as is indicated, the pipeline and easement continues to cross the site from the northwest to the southeast corner of the plat.

Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement. Any required building setback shall also be depicted and appropriately labeled.
- D. Provisions shall be made for ownership and maintenance of the proposed reserve. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- E. On the final plat tracing, the note concerning additional setbacks per the CUP, shall note that the CUP is "DP-205".

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- F. As necessary the applicant shall request and obtain adjustment of the CUP so as to correspond to the plat now being provided. As necessary, parcel boundaries, access controls, building setbacks, etc. will need to be adjusted.

This plat will not be scheduled for City Council review until such adjustments are approved.

- G. As indicated by the platting binder, there are outstanding property taxes for 1992 and 1993 on this site. Prior to this plat being released for recording, the applicant shall submit proof that all applicable property taxes have been paid for this site.
- 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. 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.
- 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. City Engineering needs to indicate the status of the drainage plan for this site, that is, is the previous plan acceptable or has a new plan been submitted. At the time of the original plat, requirements for off-site and on-site drainage easements were made by Engineering. Engineering also needs to indicate if these requirements have been satisfied by this replat or if additional requirements exist.

Note: This plat has been accepted in final form only.