

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

April 23, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 97-91 - CORNEJO NORTH ADDITION

OWNER/APPLICANT: R.R.M. Properties, LLC, c/o Ron Cornejo, 2060 E. Tulsa,
Wichita, KS 67216

SURVEYOR/ENGINEER: Tim Austin, Austin Miller, PA, 254 S. Laura, Suite 210,
Wichita, KS 67211

LOCATION: East side of Woodlawn and north of 29th St. North

SITE SIZE: 6.9 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

3

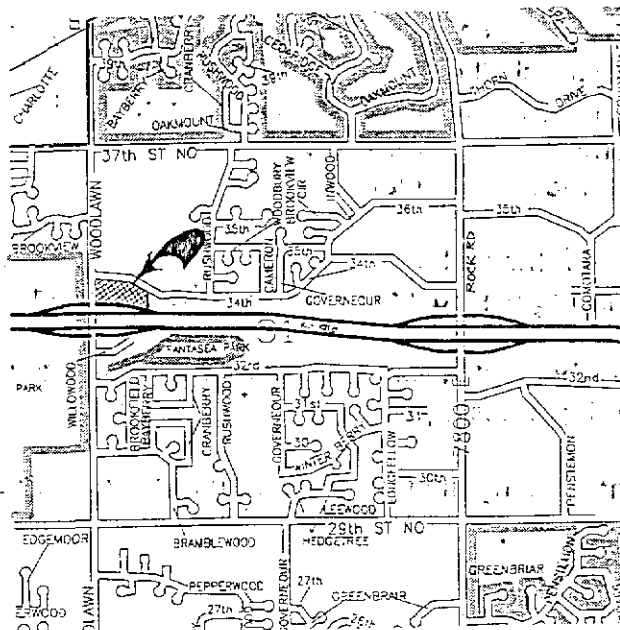
3

MINIMUM LOT AREA: 20,670 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: A zone change (Z-3229) from SF-6, Single-Family to LC, Limited Commercial was approved for this site by City Council on June 10, 1997 subject to replatting, along with a CUP (Woodlawn Power Center - DP-228).

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. Traffic Engineering needs to comment on the need for street improvements.
- D. Distances should be shown for all segments of access control. The plat denotes one access opening along Woodlawn, which complies with the approved CUP. This opening is platted as a joint access easement along the north line of lot 2 that provides access to lots 1 and 3. A cross-lot access agreement will need to be established by separate instrument. One access opening is also denoted on Willowood along the eastern portion of the site. The location of this opening should be revised to reflect the CUP, where the opening was limited to the portion of Willowood along Lot 3.
- E. A Community Unit Plan (CUP) certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-191) and its special conditions for development on this property.
- F. City Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property including storm sewers. The boundaries of the existing drainage easement located on the eastern portion of the site needs to be clarified on the face of the plat.
- G. Two additional southeast bearings for the curve along the northern property line as referenced in the legal description must be depicted on the face of the plat.
- H. The bearing on the southwest line of Lot 1 needs to coincide with the bearing denoted in the legal description.
- I. Based upon the platting binder, property taxes are still outstanding. Before the

- plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. A "Register of Deeds" signature line needs to be added and "Larry L. Consolver" removed.
 - 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
 - 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
 - N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
 - O. Perimeter closure computations shall be submitted with the final plat tracing.
 - P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
 - Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
 - R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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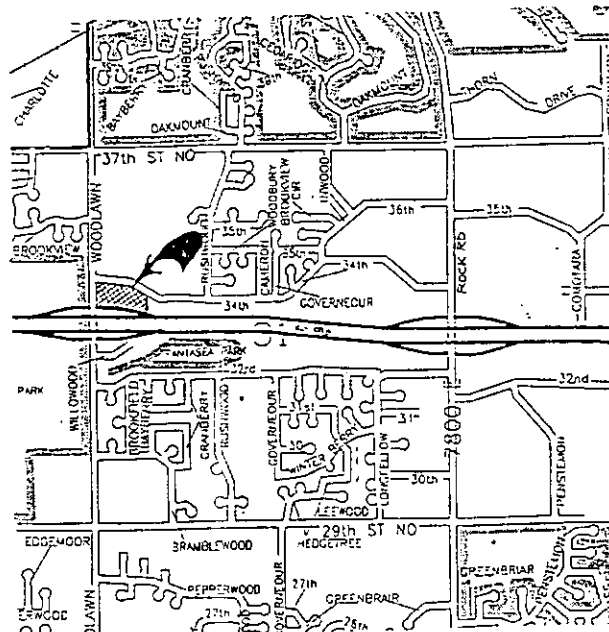
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NPDES Statement?

This is flood plain land -
No LOMAR has been done to
remove it. Watch floodway
boundary & minimum pad elevations.
Clarify maintenance of drainage
easements.

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