

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 16

January 8, 1998

STAFF REPORT  
(One-Step Preliminary-Final Plat)

CASE NUMBER: S/D 97-100 - DEERGLLEN OFFICE PARK ADDITION

OWNER/APPLICANT: Kelsey Development, Inc., 716 N. 119th St. West, Suite 112, Wichita, KS 67212

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

LOCATION: West of 119th St. West, North side of Central

SITE SIZE: 1 acre

NUMBER OF LOTS

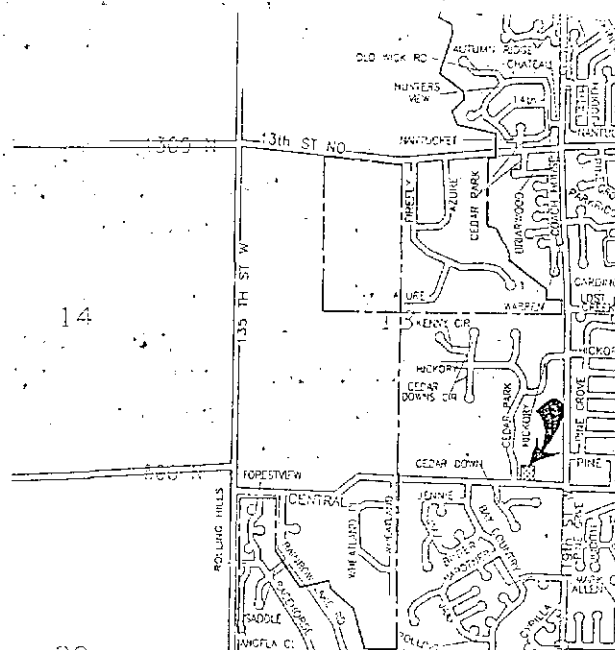
Residential:  
Office: 1  
Commercial:  
Industrial:  
Total: 1

MINIMUM LOT AREA: 43,560 sq. ft.

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: NO, Neighborhood Office

VICINITY MAP



Note: A zone change (Z-3253) from SF-6, Single-Family to NO, Neighborhood Office, was approved for this site by City Council on November 18, 1997 subject to replatting.

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. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the need, if any, for improvements to Central.
- E. The name of the property owner, "Kelsey Development Inc.", needs to be added above the signature line for the president on the final plat tracing.
- F. The legal description in the plat's text needs to be corrected to reference the southeast quarter of Section 13.
- G. 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.)
- H. 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.
- I. 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.

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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.

# CLOSURE - DEERGEN OFFICE PARK ADD.

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L001

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|         |                |       |           |    |          |   |            |
|---------|----------------|-------|-----------|----|----------|---|------------|
| 1       |                | N     | 5000.000  | E  | 5000.000 | S | 0+00       |
|         | SOUTH          |       | 167.870   |    |          |   |            |
| 2       |                | N     | 4832.130  | E  | 5000.000 | S | 1+67.870   |
|         | S 88-10'57.0"W |       | 200.290   |    |          |   |            |
| 3       |                | N     | 4825.778  | E  | 4799.811 | S | 3+68.160   |
|         | N 00-00'43.0"E |       | 167.700   |    |          |   |            |
| 4       |                | N     | 4993.478  | E  | 4799.846 | S | 5+35.860   |
|         | N 88-08'00.8"E |       | 200.261   |    |          |   |            |
| 1       |                | N     | 5000.000  | E  | 5000.000 | S | 7+36.121   |
| LENGTH= | 736.121        | AREA= | 33585.706 | SF |          |   | .771 ACRES |