

June 22, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-47 COMOTARA POWER CENTER 2ND ADDITION

OWNER/APPLICANT: Wal Mart Stores, Inc., 701 S. Walton Blvd., Bentonville, AR 72716
and
Star Properties, 325 S. West St., Wichita, KS 67213
and
Northrock Realty Partners, 1313 N. Webb Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441

LOCATION: West side of Rock Road, south of 36th Street North

SITE SIZE: 42.73 Acres

NUMBER OF LOTS

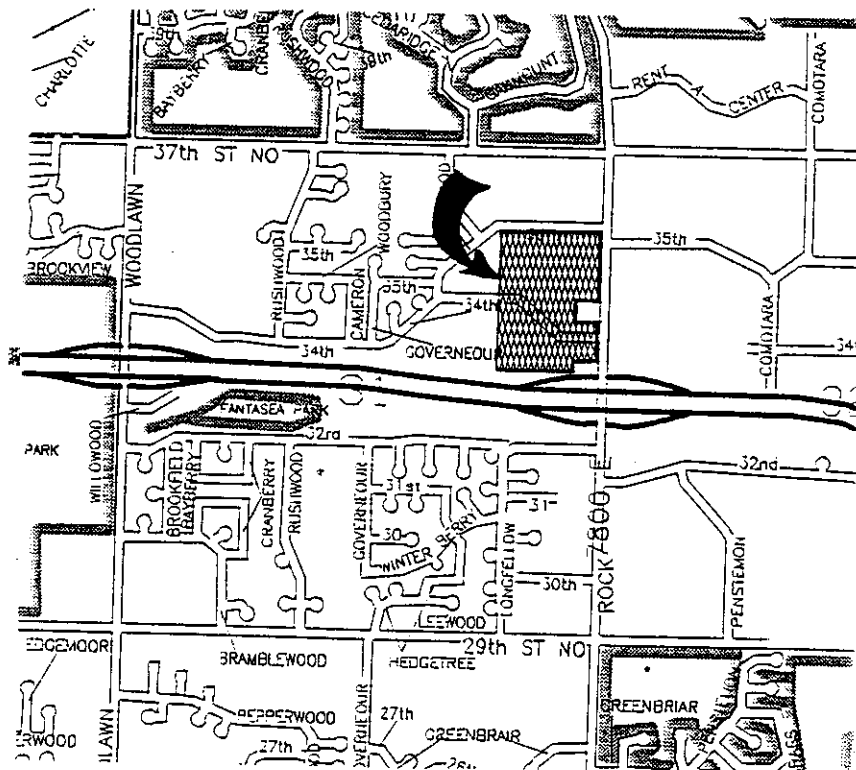
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 0.79 Acres

CURRENT ZONING: "LC" (DP-195)

PROPOSED ZONING:

VICINITY MAP:



NOTE: Comotara Power Center 2nd Addition is a revision to Comotara Power Center, originally containing 5 lots. A lot split was later approved creating a 6th lot. This plat is also covered by D.P. 195 Comotara Power Center C.U.P. Platting Engineer should meet with Planning Staff to discuss notations on face of the plat (specifically: travel easement, easements by separate instruments and missing dimensions.)

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted, and if **Engineering** indicates it is necessary, shall guarantee the abandonment and relocation of the sanitary sewer easement in Lot 2.
- B. The applicant shall guarantee any water system improvements required to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required to serve the lots being platted. **Engineering** needs to comment on the status of the applicant's drainage plan.
- D. **Traffic Engineering** needs to indicate what roadway improvements, traffic controls and access control improvements may be required and the applicant needs to guarantee same. **Traffic Engineering** also needs to comment on the access points and controlled access points shown on the plat. They do not seem to match with the ones shown on the C.U.P., and some do not show dimensions.
- E. The applicant shall guarantee those portions of major entrances located in street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant is advised that the C.U.P indicates a three foot wall easement along 36th Street, beginning at the northwest corner of the plat, and going eastward. The 10 foot landscape buffer shown on the plat may include the wall easement. C.U.P. condition 16.F also calls for a solid evergreen screen along the north 100 feet of the west side of the property if a building is built within 100 feet. The remainder of the west side property line on Parcel 7 would be required to meet the landscape ordinance. From the plat it is not clear if that requirement can be met with all the utility and storm water easements located along the west property line. **Engineering** and the **utility companies** need to comment on the appropriateness of the joint wall and utility easement.
- H. On the final plat tracing, the signature block shall be amended to indicate Bob Knight as Mayor, and John W. McKay, Jr. as Chair of the Planning Commission, indicate the president of Braum's Ice Cream name and clear up which name belongs to Northrock Realty Partners - Chris Goebel or David C. Nesbitt.
- I. 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.
- J. 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.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.