

METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

Austin Miller, P.A.  
254 S. Laura - Suite 210  
Wichita, KS 67211

December 12, 1996

Re: S/D 96-87 - One Step Combined Preliminary-Final Plat of the COMOTARA POWER CENTER  
THIRD ADDITION

Dear Mr. Miller:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 12, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the face of the plat shall be revised to specifically allocate the two (2) access openings to 36th Street North such that 1-opening is specifically shown at Lot 1's frontage to this street, with 1-other opening allowed along Lot 2's frontage in the remaining area for such openings.
- E. The applicant is advised that DP-195 only indicates a 35-foot building setback to 36th Street North. However, a good portion of this lot appears to be encumbered by easements nearly 50-feet in width. If approved by City Engineering, the sanitary sewer easement may be shifted northward reducing the easement/setback in this area to less than 50-feet now being shown.
- F. On the final plat tracing, the plattor's text shall be revised to include wording noting that utilities may cross the wall and utility easements.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John C. Frye as Chairman.
- H. The applicant is advised that if this plat is recorded in 1997, County Signatures (County Clerk, Register of Deeds, etc.) and dates will need to be changed accordingly.



- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. 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.)
- K. 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.
- L. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 19, 1996 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Box Development, L.L.C., 128 S. Dellrose, Wichita, KS 67218

Jeff Dettman, L.S., Benchmark Land Survey

Mike Lindebak, City Engineer ✓

December 19, 1996

**STAFF REPORT**

(ONE STEP Combined Preliminary-Final Plat Approved 12/12/96)

**CASE NUMBER:** S/D 96-87 COMOTARA POWER CENTER THIRD ADDITION

**OWNER/APPLICANT:** Box Development, L.L.C., 128 S. Dellrose, Wichita, KS 67218

**AGENT:** Austin Miller, P.A., 254 S. Laura - Suite 210, Wichita, KS 67211

**SURVEYOR/ENGINEER:** Jeff Dettman, L.S., Benchmark Land Survey

**LOCATION:** South of 36th Street North and west of Rock Road

**SITE SIZE:** 6.1 Acres

**NUMBER OF LOTS**

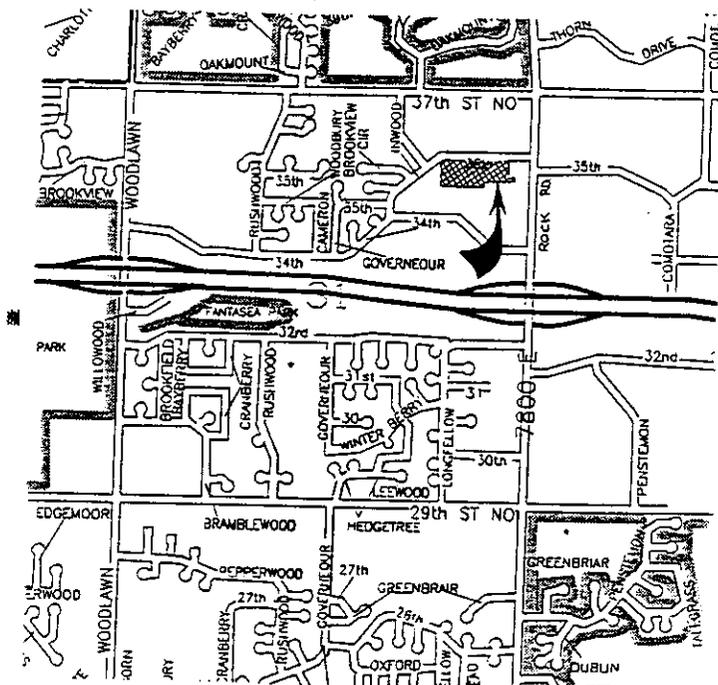
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:**

**CURRENT ZONING:** "LC" (DP-195)

**PROPOSED ZONING:**

**VICINITY MAP:**



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**(ONE STEP Combined Preliminary-Final Plat)**

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**NUMBER OF LOTS**

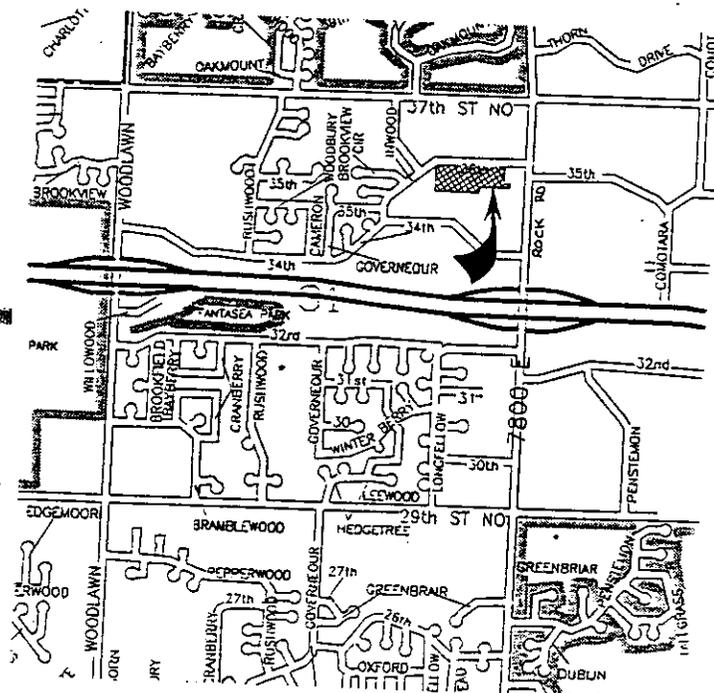
Residential:  
Office:  
Commercial: 2  
Industrial:  
Total: 2

**MINIMUM LOT AREA:**

**CURRENT ZONING:** "LC" (DP-195)

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This plat involves a replat of a portion of a lot in the Comotara Power Center Second Addition into two building sites. The other portion of this lot (in Second Addition) was created as a separate building site by means of a lot split (L/S-925). Consequently, this plat will result in the original lot being divided up into three (3) building sites. This plat is also covered by a CUP, DP-195. The two lots now being platted cover approximately the northern one-third of Parcel 7 of the CUP.

STAFF COMMENTS:

A. City Engineering and the Water Department need to indicate if there are any requirements or guarantees needed for the extension of sanitary sewer and/or water to the lots being platted. Particularly, Lot 1 will have limited direct frontage to a public street and consequently may not have direct access to a water line.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- N. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: As a one-step plat, if this plat is approved by the Subdivision Committee, the plat will be scheduled for MAPC review at its next available meeting.