

March 2, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-18 C.C.R. 3RD ADDITION

OWNER/APPLICANT: C.C.R. Associates and Security Storage Properties, c/o Stephen L. Clark,
P. O. Box 21080, Wichita, KS 67208

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Tyler, Wichita, KS 67202

LOCATION: West of Rock Road and north of 13th Street North

SITE SIZE: 12.0 ± Acres

NUMBER OF LOTS

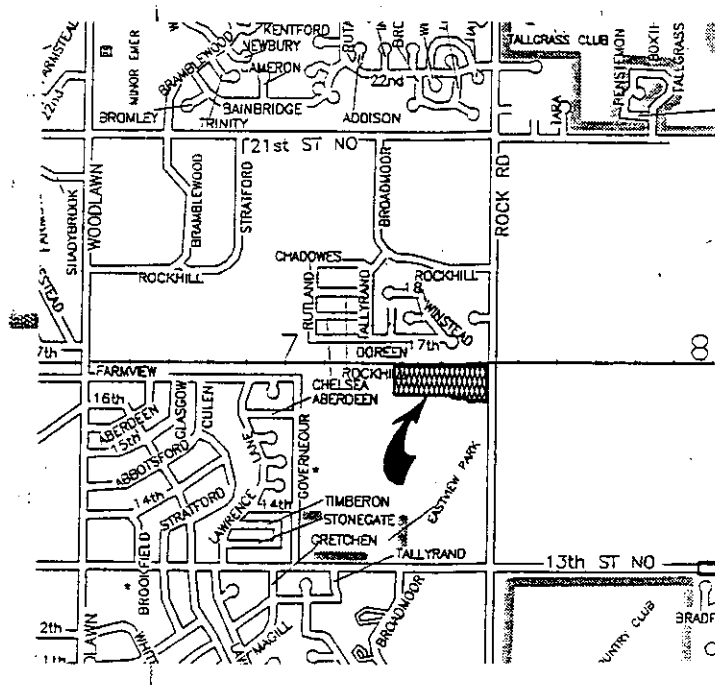
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 2.13 ± Acres

CURRENT ZONING: "C" and "LC"

PROPOSED ZONING: "C" and "LC" (Z-3158 and DP-215, Amendment #1)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Although this plat exceeds the size limits for a final form only plat, it has been accepted in final form. A nearly identical plat, CCR 2nd, was approved for this site just this past December. This plat is only adding a small portion of property to the southwest corner of Lot 2 and is also adjusting the lot line between Lots 1 and 3. Consequently, allowing this plat to proceed to a final form plat was considered acceptable.

- A. This site will be subject to the zone change (Z-3158) being approved and any relevant requirements involving the site's platting. This zone change is scheduled for MAPC review 2/23/95.
- B. City Engineering needs to indicate any requirements concerning existing petitions or guarantees submitted for this site. That is, are new petitions needed or can agreements be provided to distribute the specials. Also, are there any costs involved in the abandonment of any existing projects.
- 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 plattor's text shall clearly note the plat's dedication of access controls to Rock. The text presently only indicates a control for Lot 1. The text could either simply note that access is being dedicated as indicated on the face of the plat or more precisely identify the three (3) areas of access being allowed.
- E. On the final plat tracing, a note should be placed on the face of the plat, near the north arrow, indicating that this site is subject to conditions of the Community Unit Plan, DP-215 Amendment #1.
- F. Prior to this plat being released for recording, the applicant shall submit a letter indicating that buildings along the south line of Lot 2 have been removed.
- G. Also prior to this plat being released for recording, as noted in the platting binder, proof shall be provided that all applicable property taxes have been paid for this site.
- H. The plat is indicating that mortgages on this site are being held by Boatmen's First National Bank of Kansas City. However, the platting binder indicates the mortgages are held by Centerre Bank of Kansas City. The applicant shall submit information indicating that Boatmen's is the appropriate signatory for these mortgages.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- 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. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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