

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 4**

August 5, 1993

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 93-46 BROCK ADDITION

**OWNER/APPLICANT:** Patice Properties, Attn: Paul Brock, P. O. Box 1615,  
Pebble Beach, CA 93953

**SURVEYOR/ENGINEER:** Baughman Company, P. A., 315 Ellis, Wichita, KS  
67211

**LOCATION:** Northwest of 13th Street North and Ridge Road

**SITE SIZE:** 2.87 Acres

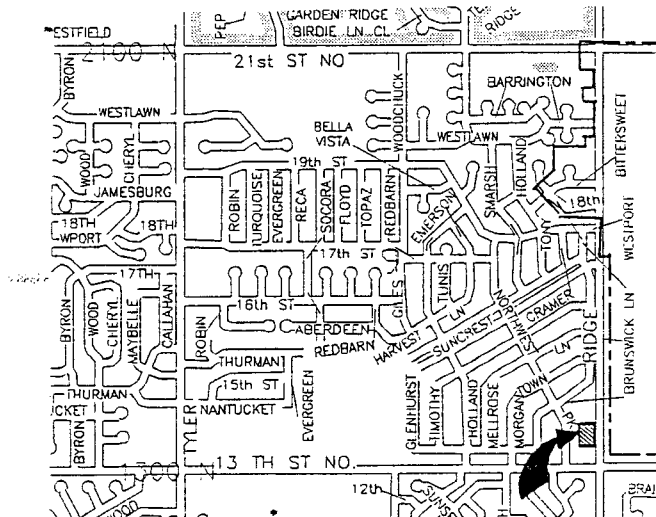
**NUMBER OF LOTS**

|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 2 |
| Industrial:  |   |
| Total:       | 2 |

**MINIMUM LOT AREA:** 1.0 Acre

**CURRENT ZONING:** LC

**VICINITY MAP:**



NOTE: This addition represents a replat of a portion of a previously platted, fairly large lot. A limited amount of development has occurred on this original lot, with this replat apparently intended to create two additional, independent building sites. The original lot also carried split zoning, with the area involved in this plat being under "LC" Light Commercial Zoning, but the triangular area north of this plat being still under "AA" One-family zoning. Any further development of the remaining portion or portions of the original lot will require a replatting of these portions and for the area presently zoned "AA", most likely a zone change to permit some other uses.

STAFF COMMENTS:

- A. Existing services are apparently available to this site and further appear to be directly accessible to both lots. However, City and Traffic Engineering should be prepared to indicate if any other requirements are necessary for this site. Specifically, are any guarantees needed for drainage or traffic improvements such as an accel/decel lane in Ridge Road.
- 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 also needs to indicate the acceptability of the access controls as being shown to Ridge Road. In particular for Lot 2, an existing driveway is located just to the south of Lot 2's southern property line and serves the existing businesses at the Ridge and 13th St. intersection. That is, does this existing drive make it necessary to show an area of complete access control to Ridge Road over a portion of Lot 2?
- D. Because of changes being made in the MAPC's membership, on the final plat tracing the MAPC chairman's signature block should be left blank or if a new chairman is appointed before the tracing is submitted, that name should be indicated.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing.

Section 5-101(c).

- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative 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.