

November 7, 1996

STAFF REPORT
(Final Only Plat)

CASE NUMBER: S/D 96-74 BROCK SECOND ADDITION

OWNER/APPLICANT: Cooperstown, Inc., 1441 North Ridge Road, WICHITA, KS 67212

OWNER/APPLICANT: PATICE Properties, LLC, 1111 Ocean View Blvd., PACIFIC GROVE, CA 93950

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb, WICHITA, KS 67206

OTHER: Floyd Gruver, 1453 N. W. Parkway, Wichita, KS 67212-1542

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

SITE SIZE: 6.92 Acres

NUMBER OF LOTS

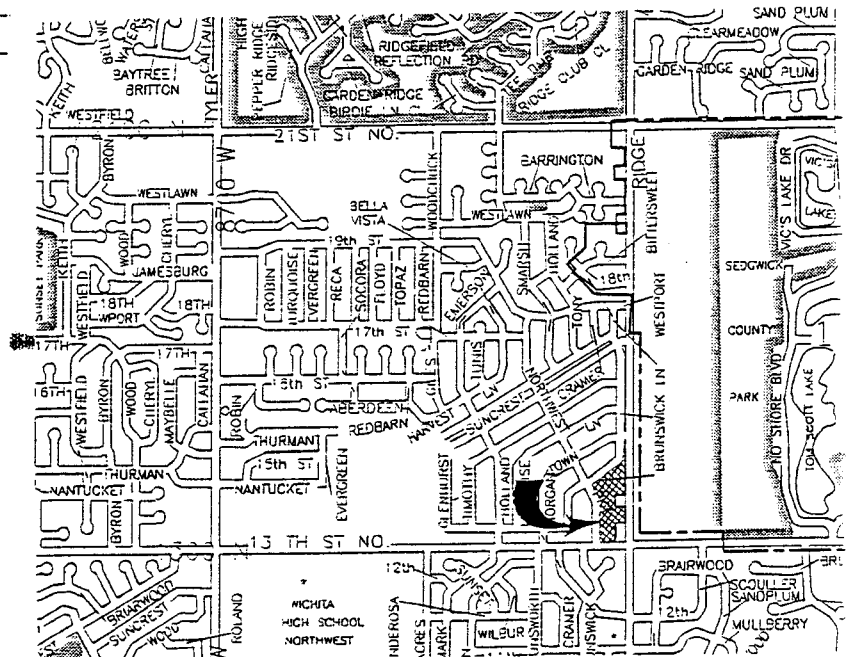
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3

MINIMUM LOT AREA: 35,200 s.f.

CURRENT ZONING: "SF-6" and "LC"

PROPOSED ZONING: Same

VICINITY MAP:



NOTE: This site was originally platted in 1957 as one large lot in the Westridge Village Addition. Subsequently, a portion of that lot was replatted into two (2) lots as the Brock Addition. This plat is now replatting the original site such that three (3) separate lots are being created while one of the original lots in the Brook (1st) Addition is being excluded from this replat. Lot 1 of this plat is presently zoned for one-family (SF-6) development while the remaining lots and all of the area south of Lot 1 carries "LC" zoning.

When this site was platted in 1957, all of the area west and north was zoned and platted for residential uses. The interior street system, including Northwest Street along this Addition's west property line, was platted with just 60-foot rights-of-way or what was typical at that time for residential uses. However, the original "LC" area included in the Westridge Village was not required at that time to establish complete access control to Northwest Street as is typically required today when commercial property is across from residential uses, along interior streets. Paving widths for streets with 60-feet of right-of-way would not be adequate to allow both two moving lanes and two parking lanes. Any significant increase in traffic along such a street would involve traffic conflicts, especially if on-street parking is prevalent.

STAFF COMMENTS:

- A. Although this Addition involves the replatting of a generally developed area of the City, **Engineering** needs to indicate if the reconfiguration of lots requires any additional guarantees for sanitary sewer, water or drainage improvements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, access controls shall be dedicated to Northwest Street from this site's west property line. (Based on the applicant's site plan, one opening is being requested from Lot 2 to Northwest. The Fire Department has indicated that a drive opening or other means of emergency access would also be required in the vicinity of Lot 2's frontage to this street. **Traffic Engineering** and the **Fire Department** need to indicate their position on an opening to Northwest.)
- D. **Traffic Engineering** needs to indicate the acceptability of the access being shown to 13th Street and Ridge Road. That is, are two openings from the abutting lots to each street acceptable.

Since an opening or openings is to be provided for Lots 1 and 3 to the adjacent streets, the word "complete" shall be deleted from those areas where access is being provided.
- E. On the final plat tracing additional information shall be shown in regard to this plat's tie point. Specifically, a dimension should be indicated from the Southeast corner of Section 9 to one of the plat's corners and/or a tie point also indicated to an existing lot.
- F. On the final plat tracing, an appropriate title should be indicated for Mark Stanford of Cooperstown, Inc. on the plattor's signature line.
- G. On the final plat, the MAPC Chairman shall be indicated as John C. Frye.

- H. 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.)
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- L. 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.