

April 3, 1997

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 97-22 - BROCK 3RD ADDITION

OWNER/APPLICANT: Patice Properties, LLC, 243 Portlock Road, Honolulu, Hawaii 96825
Phone: 808-396-4470

SURVEYOR/ENGINEER: Babar M. Khan, P.E., L.S., Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211, Phone: 316-262-3842

LOCATION: Northwest corner of 13th Street North, and Ridge Road.

SITE SIZE: 1.21 Acres

NUMBER OF LOTS

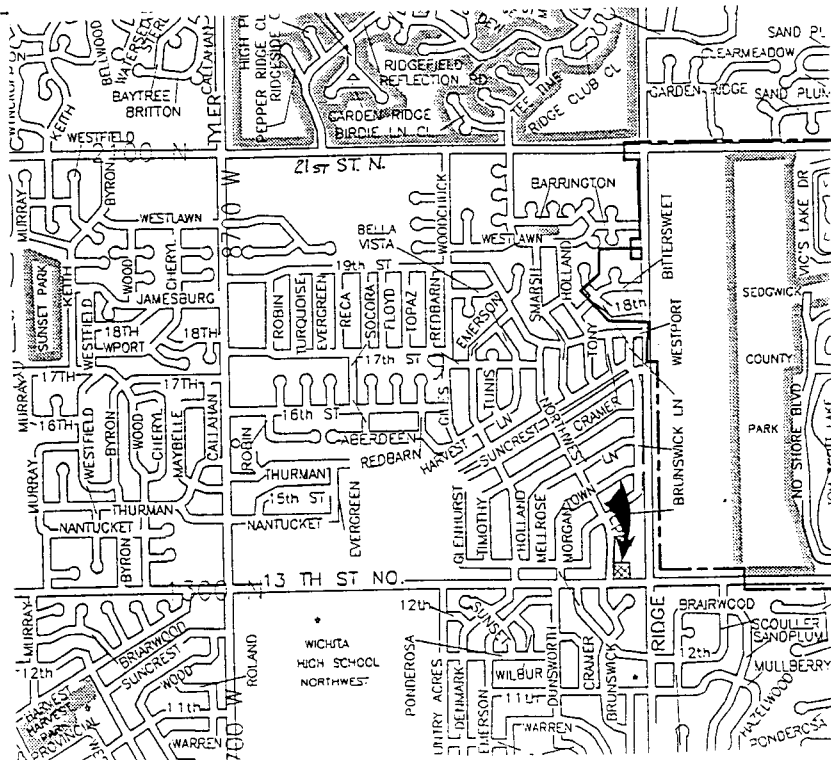
Residential:	
Office:	
Commercial:	1
Industrial:	==
Total:	1

MINIMUM LOT AREA: 100 square feet

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC"

VICINITY MAP:



NOTE: This site, along with a companion plat (Brock Fourth), was originally included in the Brock Second Addition plat. The Second Addition was itself replatting a portion of a previously platted lot. However, the owners of this Third Addition and Fourth Addition portions of the original Brock Second plat decided to withdraw their participation in the platting at that time. Consequently, the final plat of the Brock Second Addition, excluded the two areas now being platted.

This change in the Second Addition, was in a large part, due to the issue of access out to Northwest Parkway. An expansion of an indoor soccer facility was under development and rather than direct some of this facility's traffic out to Northwest Parkway, a residential street, it was being required that the soccer site be provided cross lot access with either or both of the sites now being platted, out to Ridge and/or 13th Street North and, consequently, provide complete access controls out to Northwest Parkway.

Ultimately, the Brock Second Addition, which only included the site of the soccer facility was platted with a "temporary" means of access (driveway) being allowed out to Northwest Parkway. At the time that either of these other sites were platted, it was established as a condition by the MAPC that cross lot access would be required from these sites, (Brock Third and Fourth), and that the opening to Northwest Parkway from the Brock Second Addition would be closed.

STAFF COMMENTS:

- A. The applicant shall submit a cross lot access agreement for the benefit of the Brock Second Addition, which allows that property to have access to and from 13th Street North by way of any allowed openings provided in the Brock Third Addition.
- B. **City Engineering** needs to indicate if any guarantees for sanitary sewer or water improvements are needed for this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, complete access control shall be indicated to Northwest Parkway on the face of the plat. The platter's text shall also be amended to note this dedication, but also shall be revised to use the standard terminology for the dedication of access controls to the City and the approval of opening locations (13th Street) by the City Engineer.
- F. On the final plat tracing, the owner's signature and title (if any) shall be printed below the platter's signature line. If this ownership is different than now being shown by the platting binder, an updated binder shall also be provided with the final plat tracing.
- G. On the final plat tracing, the Deputy Register of Deeds shall be indicated as Michael D. Hurtt.

- H. If the dot symbols at the corner of this plat (lot) involve irons found, set, etc. this should be noted in a legend located below the north arrow.
- I. On the final plat tracing, the center line of 13th Street North shall be labelled "CL".
- 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 thirty (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: This plat has been submitted in final form only.