

July 3, 1996

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 96-41 AUTOZONE ADDITION

OWNER/APPLICANT: Robbins Realty, Dick Robinson, 247 W. 54th St. S., Wichita, KS 67217

CONTRACT PURCHASER: Autozone, Inc., Attn: Buford Grady, 2053 E. Richmond, Springfield, MO 65804

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

LOCATION: West of Broadway and north of 55th Street South

SITE SIZE: 3.416 Acres

NUMBER OF LOTS

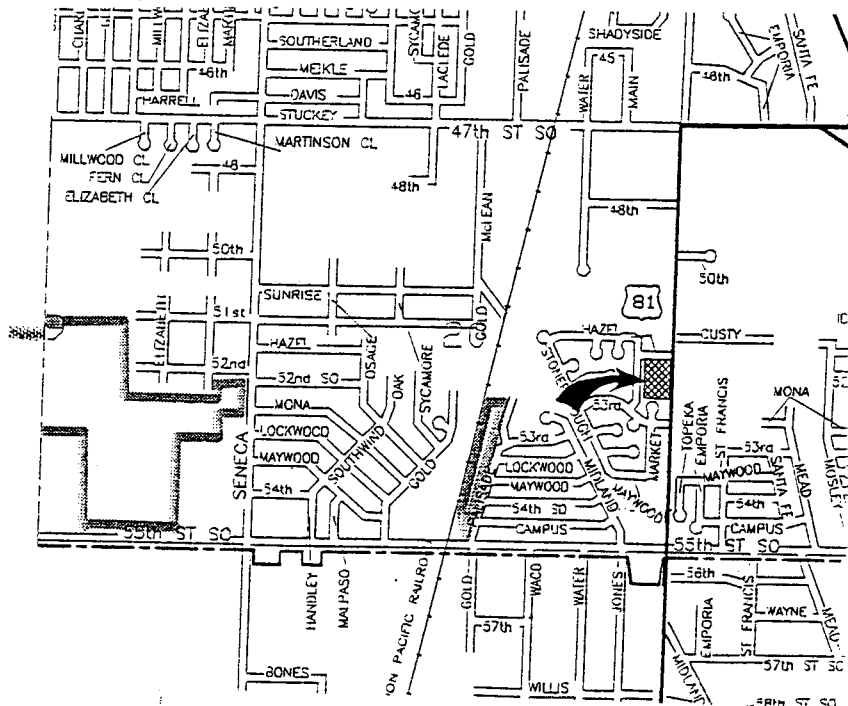
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 148,817.1 sq. ft.

CURRENT ZONING: "GC"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site of over three (3) acres is presently zoned "C" and is within Wichita's City Limits. Sanitary sewer and municipal water also appear to be adjacent to the site.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate if any guarantees are required for sanitary sewer or water improvements to serve this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. **Traffic Engineering** needs to indicate if based on this site's zoning, size and traffic conditions along Broadway, if traffic improvements such as an accel/decel lane need to be guaranteed to serve this site's two openings to Broadway.
- D. The applicant shall provide a sidewalk certificate for the installation of sidewalk adjacent to this site's north line, along Hazel.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Based on the uses and zoning adjacent to and in the vicinity of this site, no access to or from this site should be allowed from Hazel (a street with residential right-of-way). The final plat tracing shall therefore dedicate complete access control to Hazel.
- G. The applicant's agent needs to indicate the nature of the gas pipeline shown on the sketch plat along the site's east property line. No easement appears to be shown for this gas pipeline in the plat binder and this site was not previously platted, so no platted easement exists. Specifically, the applicant's agent needs to indicate if this line is a local type supply line or a "major" pipeline and what company's line is involved.

Depending on the nature of this pipeline, additional easement may be required and/or this site will be subject to the standard requirements involving pipeline easements.
- H. Based upon the platting binder, the applicant shall provide proof that all applicable property taxes have been paid prior to this plat being released for recording.
- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. On the final plat tracing, since two (2) openings will be available to Broadway, the word "complete" should be eliminated from the face of the plat where access control is indicated.
- K. 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.)

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- L. 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.
- 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.
- O. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. 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.