

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 10

MAY 19, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-38 - BARRINGTON CORNER

OWNER/APPLICANT: Ritchie Associates, 8100 E. 22nd St. N., Bldg. 500,
Wichita, KS 67226

SURVEYOR/ENGINEER: Bill G. Yung Design

LOCATION: South of 21st Street North, in an area west of Ridge
Road.

SITE SIZE: 17.1 Acres

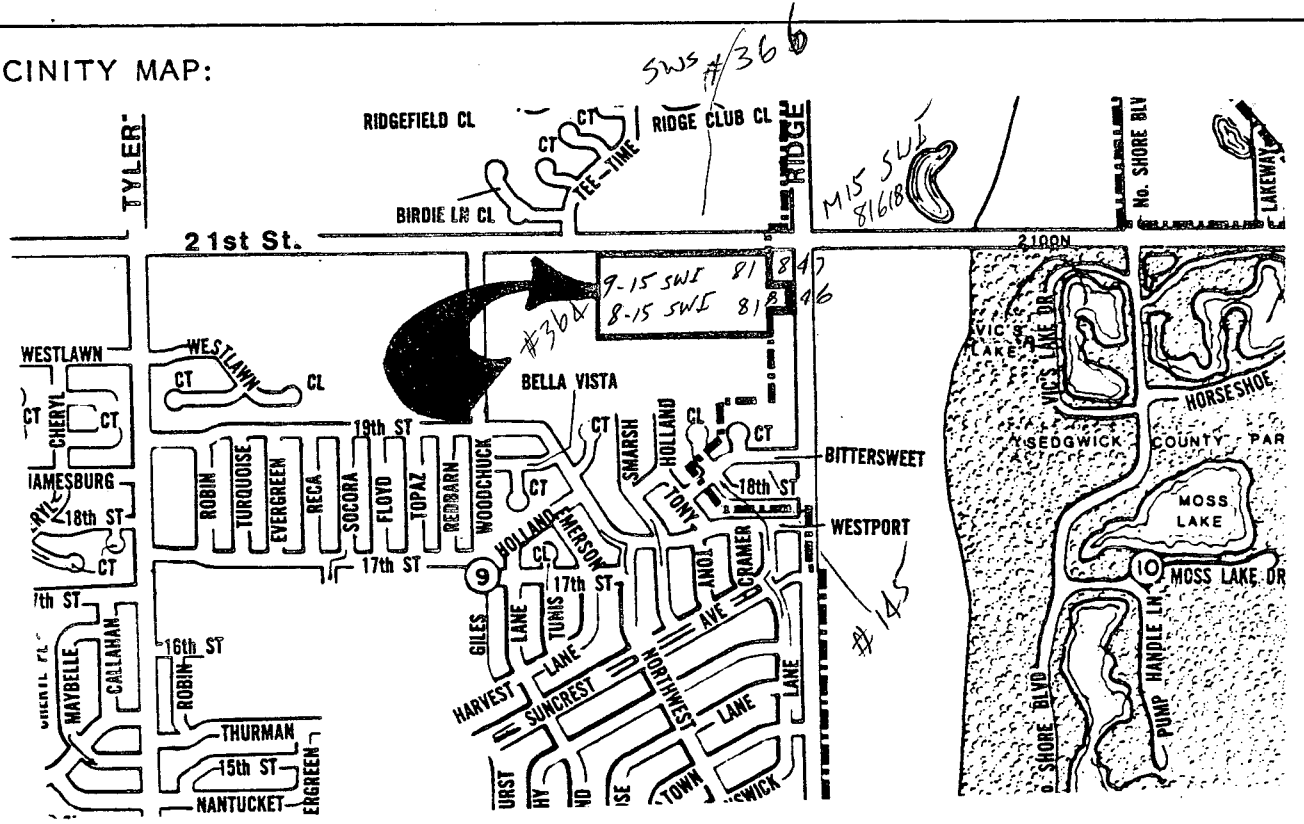
NUMBER OF LOTS:
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

MINIMUM LOT AREA: 34,500 Sq. Ft.

CURRENT ZONING: "AA" and "LC" (Z-2909)

PROPOSED ZONING: "LC" with DP-181

VICINITY MAP:



STAFF COMMENTS:

NOTE: Zone case Z-2911 requesting "LC" (light commercial) zoning for the entirety of this site and an associated Barrington Corner Commercial Community Unit Plan (DP-181) have been approved by the MAPC. City Council review of these zoning and CUP cases has been scheduled for May 10, 1988.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. In accordance with General Provision #5 of the associated Community Unit Plan, the applicant shall guarantee the following improvements to the perimeter streets:
 - 1. An eastbound accel/decel lane on 21st Street North to serve the two required major entrances and the one "floating" access point to 21st Street.
 - 2. A westbound left turn lane on 21st Street North to serve the two required major entrances.
 - 3. A northbound left turn lane on Ridge Road to serve Lot 3's access point to this major street.
 - 4. A southbound decel lane on Ridge Road to serve Lot 3's access point to this major street.
- F. The guarantee for a decel lane on 21st Street shall also provide for the cost of constructing those portions of the two major entrances that are within public street right-of-way.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. General Provision #3 of the associated Commercial Community Unit Plan provides for the elimination of building setbacks between parcels in the event that contiguous parcels are developed under the same ownership. In order to preserve development flexibility, the final plat shall not depict interior building setbacks. Instead, only setbacks from perimeter streets shall be platted. A 35-foot building setback should, however, be platted on Lot 3 from that lot's south line.
- I. The applicant shall obtain, by separate instrument, any off-site street dedication that is required for the decel lane to serve the Ridge Road entrance to Lot 3.

- J. The final plat shall depict the dedication of a small portion of additional right-of-way for Ridge Road. This small portion of right-of-way is needed for this subdivision's share of the Ridge Road/21st Street North major street intersection right-of-way.
- K. Since Lots 1, 2, 4 and 5 only have street access by means of crossing Lot 3, two joint access easements will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easements, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- L. On the final plat tracing, the platlor's text shall be amended to reference the platting of the wall easement. The following wording is suggested: "The wall easement is platted for purposes of wall construction." Further, if it is anticipated that utilities will need to cross the wall easement, the platlor's text should also note that "utilities may cross the wall easement".
- M. The applicant is advised that provision #13 of the associated Community Unit Plan, requires the designation of fire lanes. These fire lanes will be designated during building permit review.
- N. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2911) and Community Unit Plan (DP-181).
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.
- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- T. Regarding the note on this preliminary plat that concerns the "Reflection Ridge Commercial Traffic Study", the representative from Traffic Engineering should be prepared to comment on any additional traffic improvements required for this plat that are not mentioned in item E of these comments. Also, is additional off-site right-of-way required for the decel lane to serve the entrance to Ridge Road.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.