

JUNE 30, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 5/19/88)

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

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

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

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

SITE SIZE: 17.1 Acres

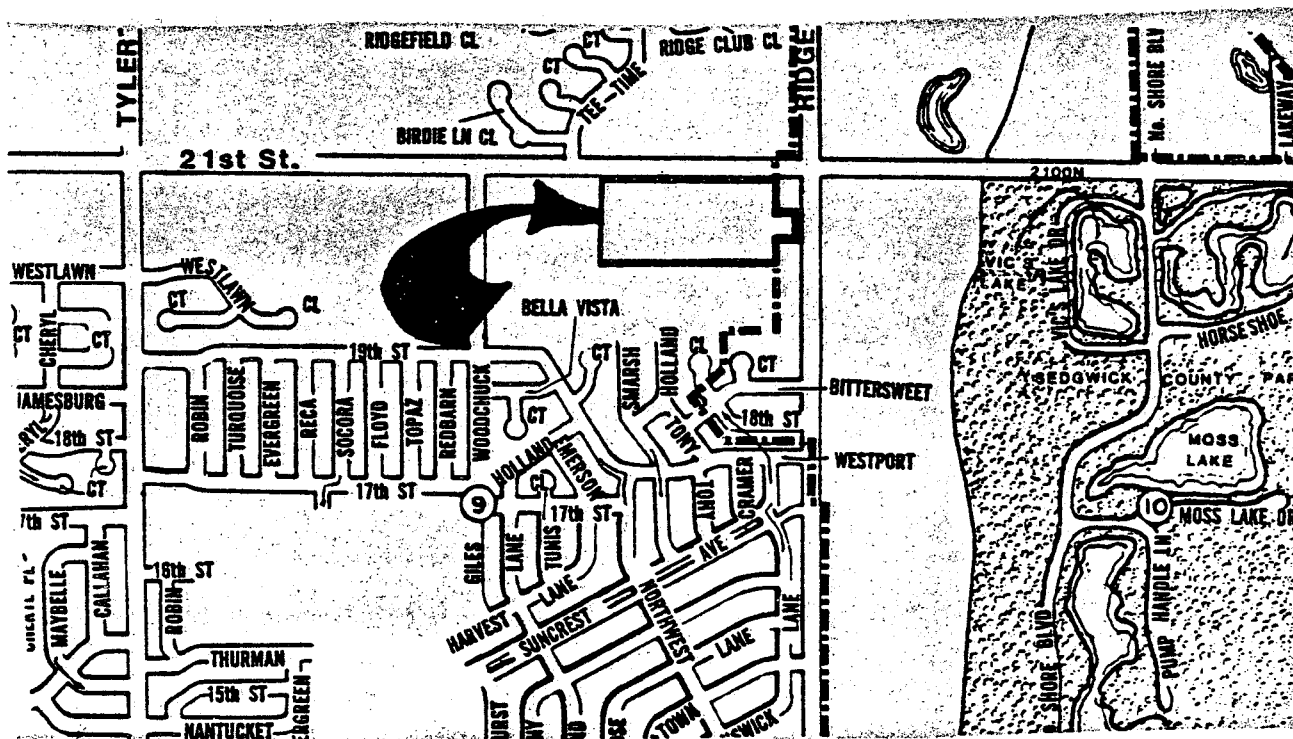
NUMBER OF LOTS:
Residential:
Office:
Commercial: 5
Industrial:
Total: 5

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 subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. 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.
- E. 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.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit the square footage information needed for properly respreading existing special assessments for 21st Street improvement projects.
- H. If an off-site street dedication is needed to construct the decel lane to serve the Ridge Road entrance to Lot 3, the applicant shall attempt to obtain the off-site dedication. If this dedication cannot be obtained, it is recommended that the costs for condemning the needed right-of-way be included in the decel lane petition.
- I. 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.

- J. 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.
- K. On the final plat tracing, the plat'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 plat's text should also note that "utilities may cross the wall easement".
- L. 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.
- M. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2911) and Community Unit Plan (DP-181).
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- Q. Recording of the plat within 30 days after approval by the City Council.
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering should also indicate if sufficient easement is being provided for the extension of sewer to Lot 1.
- S. The representative from Traffic Engineering should be prepared to comment on the need for an off-site street dedication for a decel lane to serve the Ridge Road entrance to Lot 3.