

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

June 22, 1995

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 95-44 CHADSWORTH COMMERCIAL 2ND ADDITION

**OWNER/APPLICANT:** Bruce A. and Esther L. Pearson, 10218 W. 21st Street North, Wichita, KS 67212

**SURVEYOR/ENGINEER:** Baughman Company, 315 South Ellis, Wichita, KS 67211

**LOCATION:** North of 21st Street North and east of Maize Road

**SITE SIZE:** 18.01 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

**MINIMUM LOT AREA:** .69 Acres

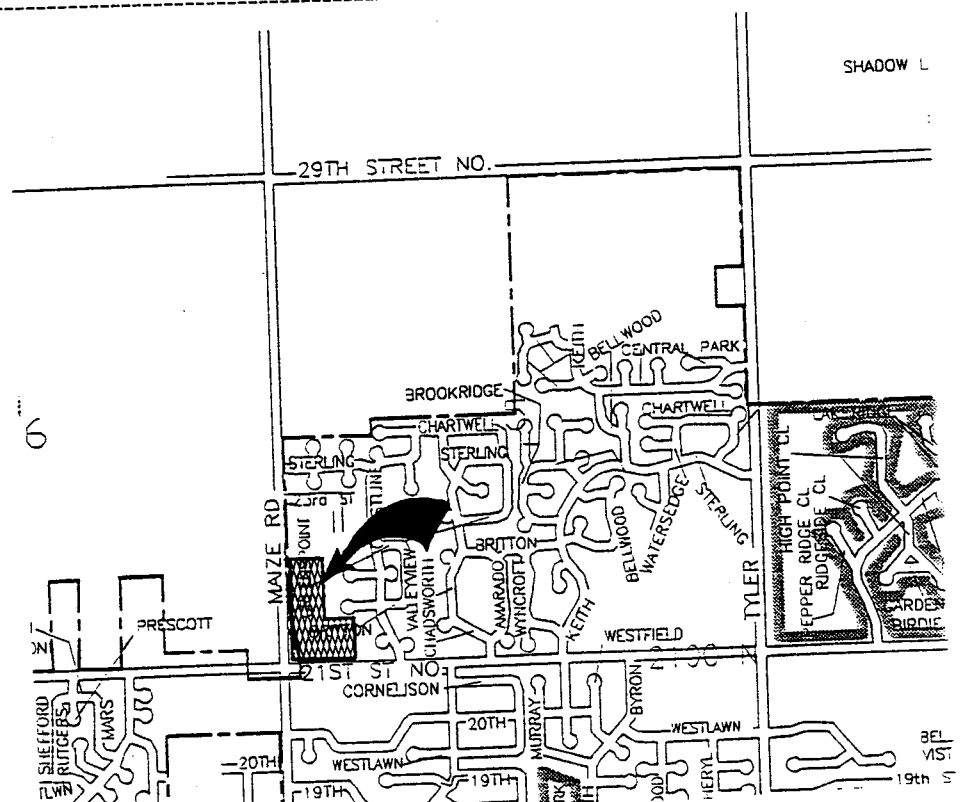
**CURRENT ZONING:** "LC" DP-204

**PROPOSED ZONING:** "LC"

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**VICINITY MAP:**



NOTE: Chadsworth Commercial 2nd Addition appears to be the replatting of Chadsworth Commercial Addition (S/D 92-11). The original plat contained 7 lots instead of the 5 now being shown. This plat is also part of DP-204 Chadsworth Commercial C.U.P. The platted lots match up with C.U.P. parcels.

STAFF COMMENTS:

- A. If not done with the previous plat, the applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. As indicated by the sewer layout plan, the final plat tracing shall provide easements for the indicated line locations.
- B. If not done with the previous plat, the applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If not done with the previous plat, the applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If not done with the previous plat, the applicant shall guarantee construction of the storm sewers required by this plat.
- E. As indicated by the Chadsworth Commercial CUP, DP-204 the following traffic improvements shall be guaranteed:
  1. The reconstruction of the grass medial in 21st Street to provide a left-turn bay or a fifth lane providing left-turn storage to serve Lot 1.
  2. The construction of continuous accel/decel lanes along 21st Street and Maize Road to serve the openings to all lots including partial reconstruction of the 21st Street/Maize Road intersection to provide free-flowing, right turns for westbound 21st Street traffic.
  3. The widening of Maize Road to provide a two-way center turning lane to serve Lots 1, 2, 3, 4, & 5.
  4. The construction of a temporary third lane on Maize Road adjacent to the plat if development occurs before Maize Road is constructed to a 4 lane standard. The guarantee for the temporary third lane shall be held by the City of Wichita until development occurs or Maize is improved to 4 lanes. (Partial development would necessitate partial construction of the third lane.)

In addition, the applicant shall guarantee the construction of the portion of major entrances within 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. Since this plat is proposing the use of joint openings for access to certain lots, such joint access easements or agreements shall be created by separate instrument. These instruments should specify who is to benefit by the joint opening, how the easement will be maintained,

that no obstruction of the opening (easement) will be allowed, and so forth. These instruments need to be submitted to Planning for review. After approval the applicant needs to record the instruments and place the recording information on the plat tracing, or indicate same on the face of the plat.

The applicant shall record cross lot circulation agreements or indicate same on the face of the plat.

- H. If not already done, the final plat shall indicate the utility easements requested by KG&E.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.