

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 14, 1989

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

Re: S/D 89-49 - TALLGRASS COMMERCIAL 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 8, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Bill Yung Design, 4912 E. 29th St. North, 67202
Slawson Commercial Development Co., 104 S. Broadway, 67202
Frank Sisson & Co., Frank E. Sisson III, P.O. Box 781282,
67278
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FILE COPY

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

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- S. 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.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.
- W. 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.

September 14, 1989

STAFF REPORT
(Final Plat Approved 9/7/89;
Preliminary Plat Approved 7/27/89)

CASE NUMBER: S/D 89-49 - TALLGRASS COMMERCIAL 5TH ADDITION

OWNER/APPLICANT: Slawson Commercial Development Co., 104 S. Broadway, Wichita, KS 67202

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants

LOCATION: In an area east of Rock Road and north of 21st Street North.

SITE SIZE: 15.55 acres

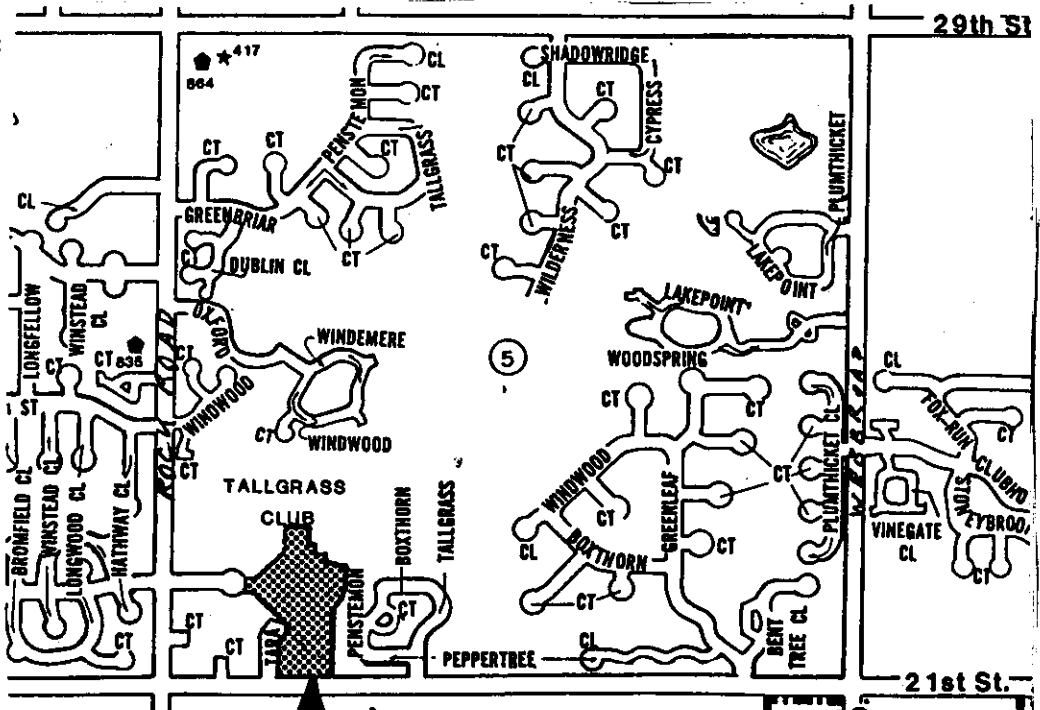
NUMBER OF LOTS
Residential:
Office: 13
Commercial:
Industrial:
Total: 13

MINIMUM LOT AREA: 25,300 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling and "BB" Office

PROPOSED ZONING: "BB" Office (DP-92)(Z-2955)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed private interior streets to the 26-foot public street standard.
- G. The applicant shall guarantee a left turn bay and decel lane on 21st Street to Tara Circle. The applicant shall meet with Traffic Engineering to determine or resolve any right-of-way needs for these improvements.
- H. The applicant shall guarantee the construction of the major openings for Lots 9 and 10, in the public right-of-way.
- I. The applicant shall guarantee the abandonment, relocation and termination of the sanitary sewer lines (on lot 13 and Reserve B) not being covered by a utility easement.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- L. As indicated by the sanitary sewer layout plan, sewer will be located along the east line of lots 7 and 8. Therefore, the final plat tracing shall indicate a 20-foot wide easement to cover this sanitary sewer line. The final plat tracing shall also indicate any other easements required by the sewer layout plan. In addition, the applicant shall meet with City Engineering to determine the size of easement being shown on Lots 4 and 5 for sanitary sewer. The final plat tracing shall indicate the width of easement required by City Engineering.
- M. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- N. The applicant shall submit a joint access agreement for the major opening between Lot 9 and 10. Appropriate recording information shall be shown on the final plat. Since this one major opening is needed to serve both Lots 9 and 10 of this plat and only one opening is indicated on the C.U.P. TO 21st Street, the final plat tracing shall indicate complete access control either side of this joint opening.
- O. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the planning department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- P. As indicated by the drainage plan for this site, off-site drainage easements shall be obtained. These easements shall be approved by City Engineering and submitted to the Planning Department for recording. Also, cross lot drainage agreements shall be provided and submitted to the Planning Department for recording.
- Q. The plat's text shall be amended to indicate that the reserves will be owned and maintained by a lot owners association (instead of homeowners).
- R. The applicant is advised that according to the C.U.P. a maximum of 12 buildings can be established on parcel 6, or 1 building per lot being platted.