

Also, the Planning Commission added a new condition regarding a left turn lane on adjacent 29th Street North. The new condition will be item "U" and reads as follows:

- U. The applicant shall guarantee the construction of a left turn lane on 29th Street North to serve the 6 access points proposed to this arterial street. This guarantee will be held until a need for this improvement is determined to be necessary.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 platator.
3. Certification that all real estate taxes for 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik

cc: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220
Mike Lindebak, City Engineer

February 19, 1987

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

Re: Final Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 19, 1987, 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 February 13, 1987.

In addition to those conditions, the Planning Commission modified items A and F of our February 13, 1987 letter to add the sentence;

"The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way."

With this addition, items A and F now read as follows:

- A. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.
- F. The applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road. The guarantee shall provide for construction of the portion of the required major entrance that lies within dedicated street right-of-way.

SUBDIVISION REPORT

Preliminary Plat S/D 87-2 - MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Page 2

- K. Since the magnitude of building setbacks required on this property are tied to the size of proposed buildings, building setbacks shall not be platted. The final plat shall reference that building setbacks are per the requirements of the Mediterranean Plaza Commercial Community Unit Plan (DP-111) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department. This reference shall be made on the face of the plat as well as in the plat's text.
- L. The final plat shall indicate the centerlines of adjacent perimeter streets. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- M. Since this plat is vacating previously established street right-of-way, utility easements and building setbacks, the engineer's text on the final plat shall reference K.S.A. 12-512(b).
- N. Approval of this plat is subject to approval of the applicant's amendments to the associated commercial community unit plan.
- O. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- 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 plat's text, on the final plat tracing, shall be amended to more clearly state the access controls being dedicated to Rock Road and 29th Street North.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required with the platting of this property?

S/D No.: 87-2 Name: MEDITERRANEAN PLAZA COMMERCIAL ADDITION

Preliminary Approved: 1/29/87
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: Northeast corner of Rock Road and 29th Street North.
Owner: Woodlawn Development Company, 151 N. Main, Suite 300,
Wichita, KS 67202
Surveyor/Engineer: Bill G. Yung Design, 4912 E. 29th North, Suite One,
Wichita, KS 67220

1. Gross Acreage of Plat: 44.8
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 548,000 Sq. Ft.
 4. Existing Zoning: "LC" and "AA"
 5. Proposed Zoning: "LC" with DP-111 (Z-2349)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2349) requesting "AA" (single-family) to "LC" (light commercial) zoning has been approved subject to platting. This property is subject to the provisions of the Mediterranean Plaza Commercial Community Unit Plan (DP-111).

- A. The applicant shall guarantee the construction of a decel lane on Rock Road adjacent to this plat. This petition will be held until a need for the decel lane is determined.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of Penstemon and 32nd Street North adjacent to this plat. These paving guarantees shall provide for a 41-foot roadway as specified in Section 7-201 (G) of the Subdivision Regulations.
- E. The paving petitions for 32nd Street North and Penstemon shall provide for sidewalks on each side of these commercial width streets.
- F. As provided for by the Community Unit Plan, the applicant shall guarantee the construction of a continuous decel lane for 29th Street North from Penstemon to Rock Road.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit square footage figures for existing water and sanitary sewer projects so existing special assessments can be redefined to the lots created by this plat.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.