

F. FINAL PLAT NO. 2008-52 – SOUTHRIDGE RETAIL CENTER – Vicinity of the northwest corner of 121st Street and Metcalf Avenue

1. APPLICANT: Degasperi and Associates is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a one-lot final plat for a commercial development.
3. LOCATION: The 1.3-acre property is located in the vicinity of the northwest corner of 121st Street and Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned CP-3, Planned Commercial District (Rezoning No. 2008-11).
5. ANALYSIS: The applicant is requesting approval of a one-lot final plat for a new commercial building in the Southridge retail development. This site is an out-parcel in a commercial development that is currently being developed. The Unified Development Ordinance (UDO) requires that the property be platted prior to the issuance of a building permit.

The final plat is in compliance with the approved preliminary plat. The owner is required to make application to the Kansas Department of Health and Environment for a National Pollutant Discharge Elimination System (NPDES) Permit for construction activity disturbing more than one acre.

6. STAFF RECOMMENDATION: The staff recommends approval of Final Plat No. 2008-52, Southridge Retail Center, subject to the following stipulations:
 - a. Prior to recording the final plat, the applicant shall pay the city's required Excise Tax.
 - b. Prior to recording of the final plat, the additions and corrections outlined in the plat technical review memorandum shall be completed and approved by city staff.
 - c. Prior to issuance of a Site Development or Building Permit, whichever comes first, all necessary off-site easements for access and maintenance of the stormwater treatment facilities shall be dedicated with the recording fee paid by the owner/developer.