

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB 2001-35 -- APEX ENGINEERING ADDITION

OWNER/APPLICANT: Apex Engineering Inc., 1234 Wellington Place, Wichita, KS 67201;
Midwest Historical and Geneological Society, 1203 N. Main Street,
Wichita, KS 67203

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS
67206

LOCATION: West of Main St., Between 11th and 12th Streets

SITE SIZE: 4.58 Acres

NUMBER OF LOTS

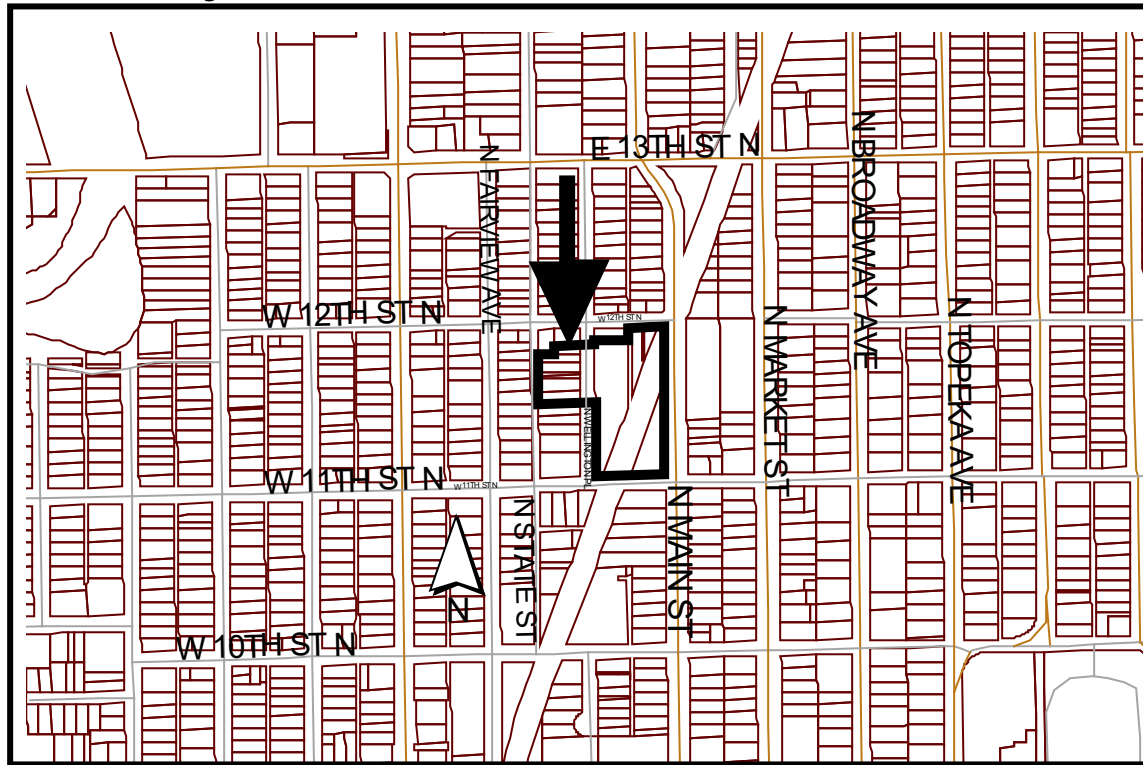
Residential:	2
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	3

MINIMUM LOT AREA: 28,314 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial; B, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of the Allens Resurvey of Turners Addition and a replat of the Midtown Addition. The site has been approved for a Conditional Use (CON 2001-00006 and CON 2001-00007) to allow ancillary parking for adjoining existing uses. A north-south alley is also being vacated through the plat.

Lot 2, Block 2 containing a historical society is zoned B, Multi-Family and LI, Limited Industrial. The existing use will be permitted to expand into the LI District to the west.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements. **City Engineering** and **Water and Sewer Department** need to verify the adequacy of the utility easement covering the sanitary sewer line.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes three access openings along Main Street. MAPD recommends complete access control to be dedicated along Main for the northerly lot (Apex property). The face of the plat shall indicate on the appropriate segments "access control except one opening" and "complete access control".
- E. The plat needs to indicate the right-of-way widths for abutting streets.
- F. Dimensions need to be added for the east line of Lot 1, Block 1; the east line of Lot 1, Block 2;

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the south line of Lot 1, Block 2, and the south line of Lot 2, Block 2.

- G. The legal description needs to be revised to accurately portray the land being platted.
- H. The applicant needs to dedicate or contingently dedicate 5 feet of street right-of-way for Main Street to meet the standard 50-ft half street right-of-way. This dedication needs to be referenced in the plat's text.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- J. The applicant shall guarantee the closure of the alley returns or construct the vacated alley returns to a private driveway standard.
- K. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- M. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.