

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

September 17, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-90 - FAMILY GOLF CENTER ADDITION

OWNER/APPLICANT: Blue Eagle of Kansas, Attn: Sherman Wong, 538 Broadhollow Road, Melville, NY 11747

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of Central, East side of Webb

SITE SIZE: 31.8 acres

NUMBER OF LOTS

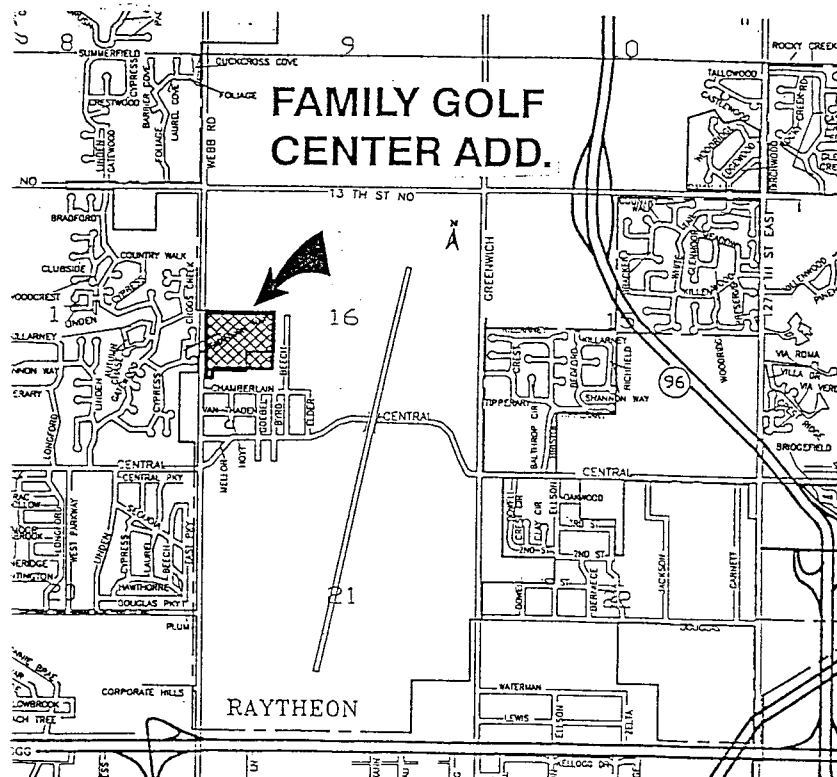
Residential:
Office:
Commercial: 1
Industrial:
Total: = 1

MINIMUM LOT AREA: 31.8 acres

CURRENT ZONING: GC, General Commercial, SF-20, Single-Family Residential, LI, Limited Industrial

PROPOSED ZONING: GC, General Commercial, LI, Limited Industrial

VICINITY MAP



Note: A zone change (SCZ-0772) has been requested for the southeastern portion of the site from SF-20, Single-Family Residential to LI, Limited Industrial. As this portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (SCZ-0772) and any related conditions of such a zone change.
- B. Since a portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If this portion of the site has not been annexed before City Council review, the County Commissioner signature block will need to be included on the plat.
- C. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees are required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage concept.
- F. Traffic Engineering needs to comment on the need for access controls along Webb. The dedication of access controls shall be referenced in the plat's text on the final plat. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Traffic Engineering needs to comment on the need for decel and/or left turn lanes along Webb Road.
- H. The plat's text of the final plat shall reference the street dedication.
- I. The platting of the wall easement will need to be referenced in the plat's text.
- J. The northwest tie point shall reference the "northwest corner".

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

October 22, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/17/98)

CASE NUMBER: S/D 98-90 - FAMILY GOLF CENTER ADDITION

OWNER/APPLICANT: Blue Eagle of Kansas, Attn: Sherman Wong, 538 Broadhollow Road, Melville, NY 11747

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North of Central, East side of Webb

SITE SIZE: 31.8 acres

NUMBER OF LOTS

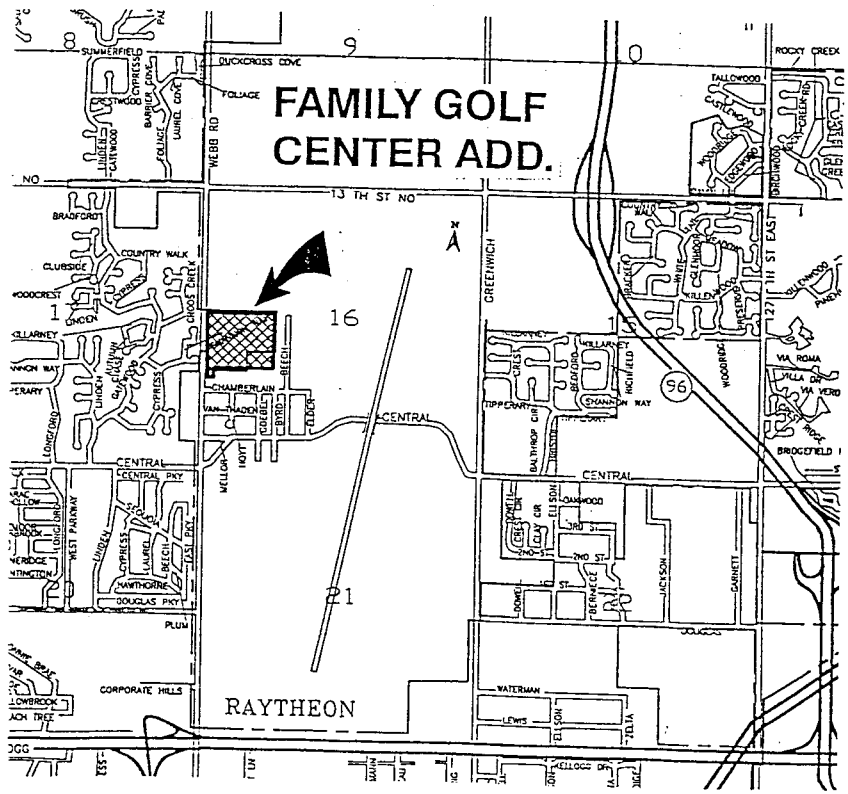
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 31.8 acres

CURRENT ZONING: GC, General Commercial, SF-20, Single-Family Residential, LI, Limited Industrial

PROPOSED ZONING: GC, General Commercial, LI, Limited Industrial

VICINITY MAP



Note: A zone change (SCZ-0772) has been approved for the southeastern portion of the site from SF-20, Single-Family Residential to LI, Limited Industrial. As this portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (SCZ-0772) and any related conditions of such a zone change.
- B. Since a portion of the site is located in the County adjacent to Wichita's City limits, the applicant shall submit a request for annexation. If this portion of the site has not been annexed before City Council review, the County Commissioner signature block will need to be included on the plat. The City Council signature block also needs to be included.
- C. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees are required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the access controls. The plat denotes three access openings along Webb. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings
- G. Traffic Engineering needs to comment on the need for decel and/or left turn lanes along Webb Road. *Traffic Engineering is currently reviewing the need for improvements.*
- H. The plattor's text of the final plat shall reference the street dedication.
- I. The platting of the wall easement will need to be referenced in the plattor's text.
- J. The plattor's text shall be corrected to reference "K.S.A. 12-512(b)".

- K. The MAPC Chairman should read "William M. Johnson".
- L. Proof shall be provided that the site is in the ownership of the party shown on the plat. The platting binder is indicating ownership in another party.
- M. Bearings should be added for the easements.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- U. 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. **The relocation of utilities will be at the Applicant's expense.**

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