

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 20.

May 7, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-44 - R.L. HAYES 2ND ADDITION

OWNER/APPLICANT: Robert L. Hayes, 800 E. 37th St. North, Wichita, KS 67219

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North side of 37th St. North, West of Hydraulic

SITE SIZE: 11.95 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.39 acres.

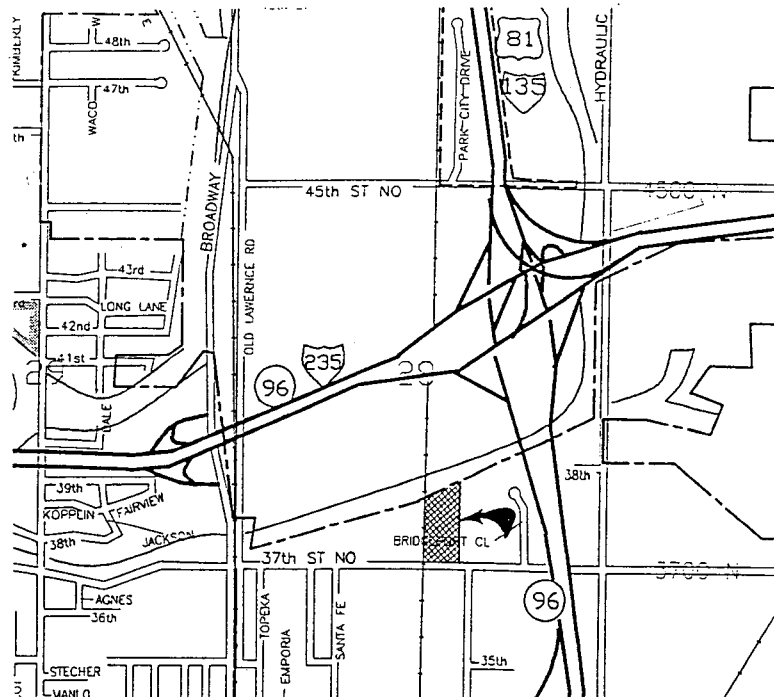
CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

✓ water

VICINITY MAP

*No visible SWS
5/2/98 SSOK*



Note: An industrial use currently is located on this unplatted site. This site is located within the Kechi Area of Influence.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if any other guarantees are required.
- 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. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- D. As this site is adjacent to the Wichita-Valley Center Flood Control channel, **City Engineering** needs to comment if any floodway or drainage easements need to be platted or if any minimum building pad requirements exist for this site.
- E. Traffic Engineering needs to comment on the acceptability of access controls. The plat denotes three access openings along 37th Street North.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The legal description needs to be revised to accurately portray the land being platted. The distances on the drawing need to be identical to those on the legal description.
- H. The applicant is advised that the required building setback is 20 feet; however a 35-foot setback will apply to this site if platted as shown.
- I. The MAPC Chairman signature block needs to be revised to read, "Richard E. Lopez".

- J. The Register of Deeds signature block needs to be revised to read, "Bill Meek".
- K. **Traffic Engineering** needs to comment on the need for any improvements to 37th Street North.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- S. 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.
- T. 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.