

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9.

July 9, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-73 - POWELL COMMERCIAL ADDITION

OWNER/APPLICANT: Delbert Brian Powell, Michelle D. Powell,
2912 N. Ridge Road, Wichita, KS 67205-1056

SURVEYOR/ENGINEER: Municipal Engineers, P.A., Attn: Babar M. Khan,
254 Laura, Suite 201, Wichita, KS 67211

LOCATION: Southeast corner of Old Lawrence Road and 45th Street
North

SITE SIZE: 20 acres

NUMBER OF LOTS

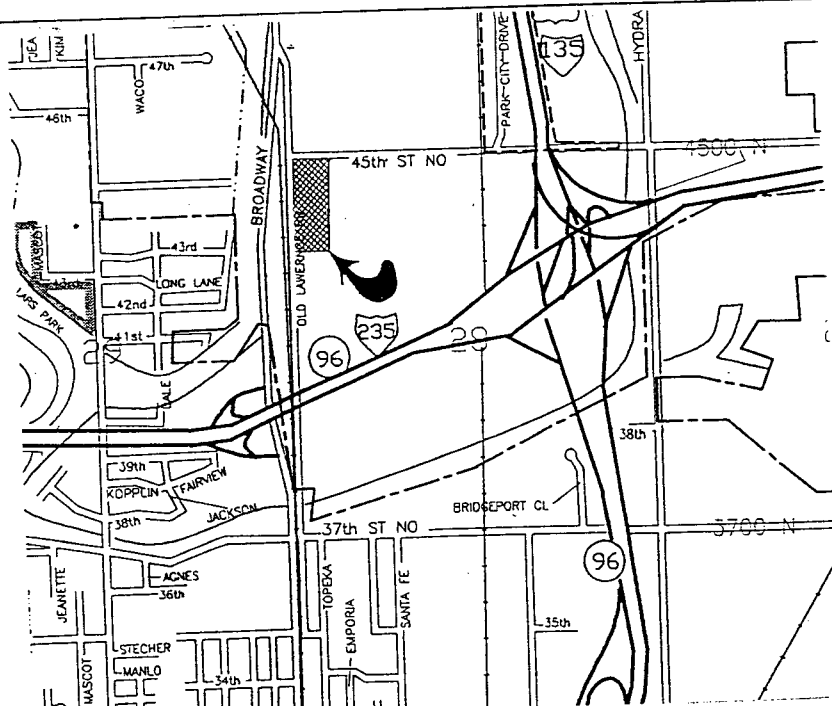
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 7 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan. Since this subdivision is being platted for industrial purposes, it is classified as an "urban subdivision".

STAFF COMMENTS:

- A. The Subdivision regulations specify that urban subdivisions located outside of the City of Wichita shall be provided with municipal-type sanitary sewer service and a public water supply system. The Applicant shall contact Park City to determine the feasibility of connections with their system.

In the alternative, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to indicate if petitions for future extensions of municipal water and sanitary sewer need to be provided at this time.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. County Engineering needs to indicate the need for access controls along perimeter streets.
- F. The plat needs to be revised to comply with Zoning Ordinance standards for County road setbacks. A 60-foot setback from the centerline of Old Lawrence Road is required. An 85-foot setback from the centerline of 45th Street North is also required.
- G. 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.)
- H. 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.

- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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**

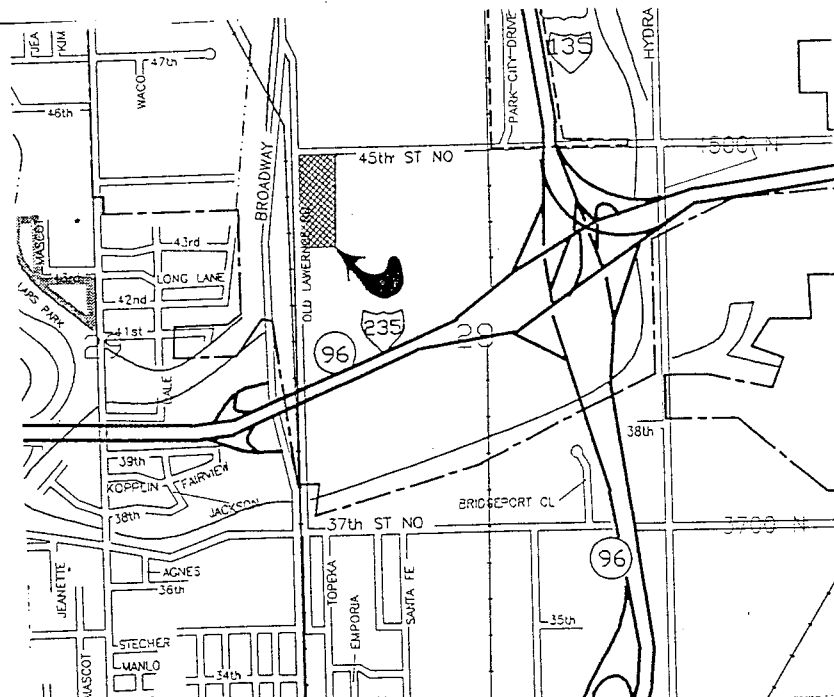
AGENDA ITEM NO. 12.

September 3, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/9/98)

- CASE NUMBER:** S/D 98-73 - POWELL COMMERCIAL ADDITION
- OWNER/APPLICANT:** Delbert Brian Powell, Michelle D. Powell, 2912 N. Ridge Road, Wichita, KS 67205-1056
- SURVEYOR/ENGINEER:** Municipal Engineers, P.A., Attn: Babar M. Khan, 254 Laura, Suite 201, Wichita, KS 67211
- LOCATION:** Southeast corner of Old Lawrence Road and 45th Street North
- SITE SIZE:** 20 acres
- NUMBER OF LOTS**
- Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
- MINIMUM LOT AREA:** 7 acres
- CURRENT ZONING:** GI, General Industrial
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan. Since this subdivision is being platted for industrial purposes, it is classified as an "urban subdivision".

STAFF COMMENTS:

- A. The applicant shall contact the Environmental Health Division of the **Health Department** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.

A restrictive covenant shall be provided prohibiting certain land uses which are inappropriate to discharge into on-site systems.

- B. The County Commissioner signature block should denote Mark F. Schroeder as the Chairman.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **County Engineering** needs to indicate the need for access controls along perimeter streets. **Two openings per lot along Old Lawrence Road are permitted. 100 feet of complete access control from the intersection is needed. The applicant shall guarantee the paving of 45th Street North or in the alternative dedicate complete access control along 45th Street North.**

The requested access controls have been denoted on the final plat.

- F. The plat needs to be revised to comply with Zoning Ordinance standards for County road setbacks. A 60-foot setback from the centerline of Old Lawrence Road is required. An 85-foot setback from the centerline of 45th Street North is also required.

The requested setbacks have been denoted on the final plat.

- G. 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.)

- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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. *Southwestern Bell has requested additional easements which have been denoted on the final plat.*
- O. 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.

B.K.
9/14/98

POWELL COMMERCIAL ADD.
PERIMETER CLOSURE.

POINT NO.	NORTHING	EASTING	DISTANCE	BEARING
1	11,279.24	10,114.57	502.80	S 89° 55' 13" E
2	11,278.54	10,617.37	1,279.69	S 00° 14' 35" E
3	9,998.86	10,622.80	466.60	N 89° 53' 41" W
4	9,999.71	10,156.20	69.79	N 01° 18' 14" W
5	10,069.49	10,154.61	629.04	N 03° 25' 24" W
6	10,697.41	10,117.04	581.84	N 00° 14' 35" W
7	11,279.24	10,114.57		

