

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9.

August 6, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-81 - MARINA LAKE 8TH ADDITION

OWNER/APPLICANT: Clear Lakes, Inc., Attn: Ed Roberts, Real Estates Resources, 4015 W. 13th St., Wichita, KS 67212

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

LOCATION: South side of 21st St. North, East of Meridian

SITE SIZE: 1.96 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 85,276 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3273) from SF-6, Single Family to LC, Limited Commercial. The plat also is subject to the Marina Lake CUP (DP-23, Amendment #14).

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required for improvements to serve this site.
- 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. The CUP required the inclusion of the lake to the south as a parcel within the CUP. The perimeter of this plat shall be revised to match the perimeter of the CUP boundaries, which would include the platting of the lake as a reserve.
- E. As required by the CUP, provisions shall be made for maintenance of the reserve (lake). A restrictive covenant shall be submitted stating which properties within the CUP will be responsible to maintain the lake.
- F. Traffic Engineering needs to indicate the acceptability of the access controls. The plat denotes one access opening along 21st St. North in accordance with the CUP. The plat's text shall note that the access controls are being dedicated to the "City of Wichita".
- G. Traffic Engineering needs to comment on the need for street improvements. Depending on the usage of the site, the CUP required the applicant to provide a left turn lane along 21st St. North.
- H. The final plat shall reference a tie point to a section corner and its distance to the plat.
- I. On the final plat tracing, a note shall be placed on the face of the plat, indicating that this plat is subject to conditions of CUP, DP-23 (Amendment 14).
- J. A CUP Certificate shall be submitted to Planning Staff for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP, and its special conditions for development on this property.

- 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.