

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 6

January 22, 1998

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

CASE NUMBER: S/D 97-102 - POULTER MEADOWS ADDITION

OWNER/APPLICANT: Allen and Genda Poulter
2152 S. Hoover, Wichita, KS 67209

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich,
239 N. Ohio, Wichita, KS 67214

LOCATION: East side of Hoover, North of Pawnee

SITE SIZE: 7.5 acres

NUMBER OF LOTS

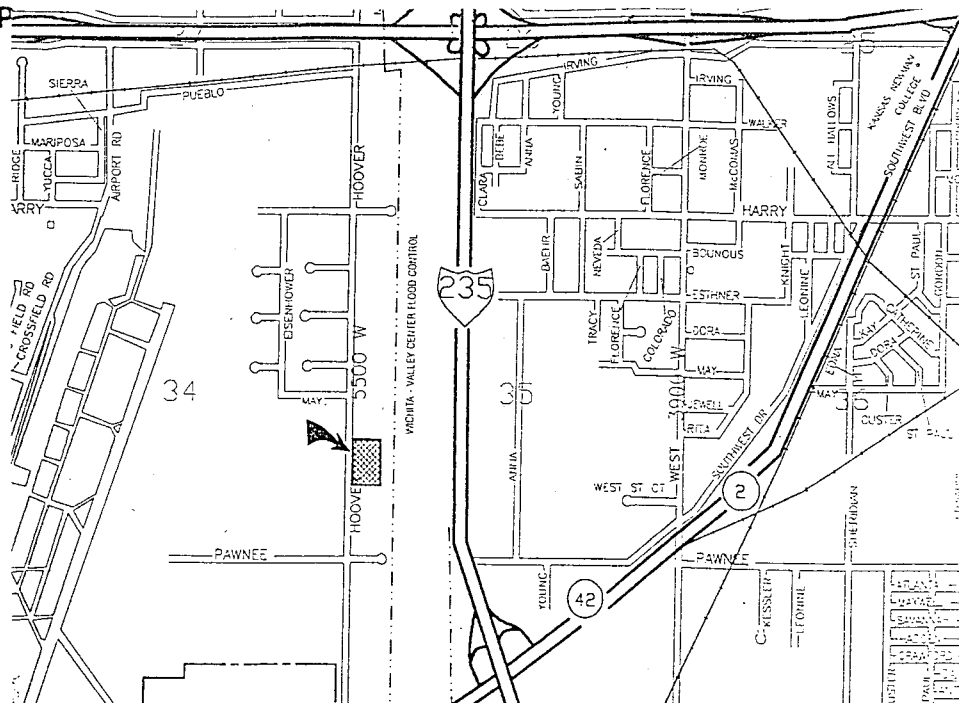
- Residential:
- Office:
- Commercial:
- Industrial: 3
- Total: 3

MINIMUM LOT AREA: 1.3 acres

CURRENT ZONING: SF-6, Single-Family

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change (Z-3225) from SF-6, Single-Family to LI, Limited Industrial, was approved for this site by City Council on May 20, 1997 subject to platting.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services.
- 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 need, if any, for improvements to Hoover.
- E. MAPD Staff recommends that the flag lot - Lot 2 - should be eliminated and combined with Lot 1. In addition, the site should be limited to no more than two access points.
- F. The Subdivision regulations encourage shared access points for multiple lot commercial/industrial subdivisions along section line roads. Traffic Engineering needs to comment on the need for access controls along Hoover.
- G. 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.
- H. The MAPC Chairman should be revised to read Richard Lopez.
- I. The signature line for Pat Burnett should read "City Clerk".
- J. If the current lot configuration is approved, the final plat tracing should show a 20-foot building setback in conformance with the LI zoning requirement. The setback line for Lot 2 should be measured from the 160-foot interior north-south lot line.

- K. Based upon the legal description shown on the plat, the site involves the 50-foot strip along the west line of the plat and would in effect be a dedication of street right-of-way for Hoover Street. Both the face of the plat and the plattor's text should show and reference such dedication.
- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. The applicant is advised that accessory structures such as the indicated shed on Lot 1 would not be allowed without a principal structure also being located on the same building site. Approval of this plat with the current lot configuration would be conditioned upon the removal of this shed.
- 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. 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. This will be used by the City and County GIS Department.