

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10.

March 19, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-24 WILSON RETIREMENT ADDITION

OWNER/APPLICANT: Wilson Estates, Attn: Bob Wilson,
132 N. Mosley, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman,
303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 21st St. North, West of Webb Road

SITE SIZE: 3.7 acres

NUMBER OF LOTS

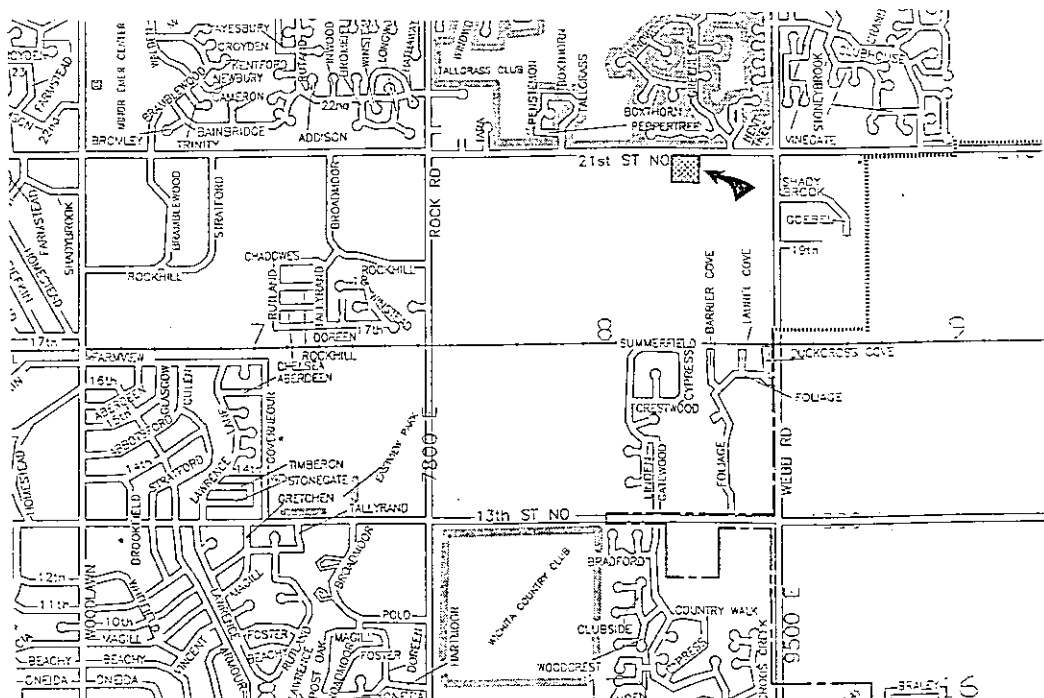
Residential: 1
Office:
Commercial:
Industrial:
Total: = 1

MINIMUM LOT AREA: 3.7 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: B, Multi-Family

VICINITY MAP



Note: This site is governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Northwest portion of Parcel 8). The site has also been approved for a zone change (Z-3178) from SF-6, Single-Family to B, Multi-Family.

STAFF COMMENTS:

- A. This plat is subject to approval of the associated zone change (Z-3178) and any relevant conditions of such a zone change.
- B. Existing municipal services appear to be available to this site. **City Engineering** needs to indicate if any guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. The CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- E. The plat indicates access control except for one opening along 21st Street North in accordance with the approved CUP.
- F. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The applicant is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along 21st St. North.
- H. Unless otherwise determined necessary by the **Traffic Engineer**, the CUP required a guarantee be provided at the time of platting for a left turn lane for west bound 21st St. traffic and a decel lane for east bound 21st St. traffic. **Traffic Engineering** should also comment on the need for the dedication of any additional right-of-way for 21st Street North to accomodate these additional traffic lanes.
- I. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP

(referenced as DP-201 Amendment #1) and its special conditions for development on this property.

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