

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

September 17, 1998

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 98-92 - SUNNYSIDE VILLAGE ADDITION

OWNER/APPLICANT: Sunnyside Village, LLC, 230 S. Rutan, Wichita, KS  
67218

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

LOCATION: West of Hillside, South of Kellogg

SITE SIZE: 4.27 acres

NUMBER OF LOTS

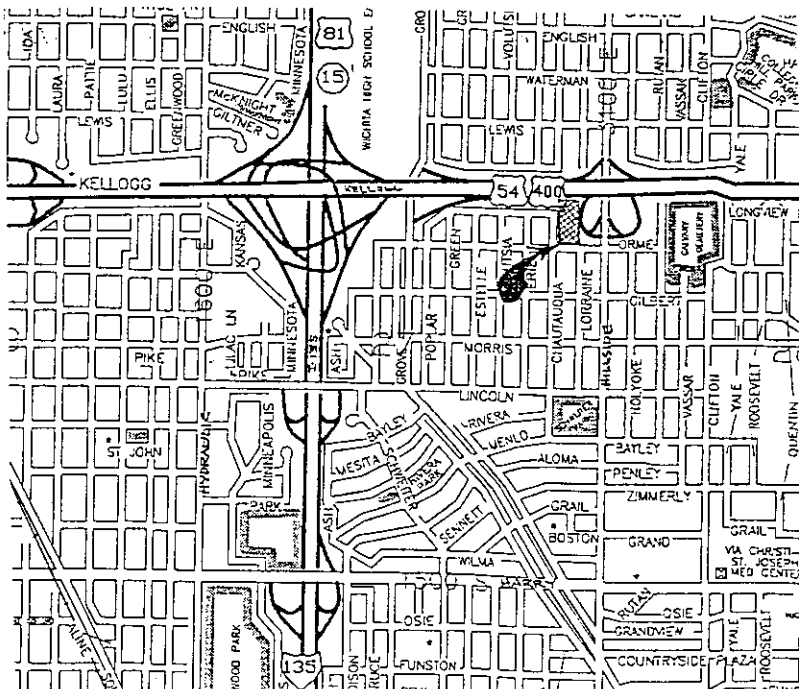
Residential:	1
Office:	1
Commercial:	
Industrial:	=
Total:	2

MINIMUM LOT AREA: 1.25 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



Note: A request for a Planned Unit Development (PUD #5) has been submitted for this replat, proposing office and multi-family uses.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated Planned Unit Development (PUD#5) and any related conditions. Prior to this plat being reviewed by the MAPC, the PUD shall have been approved.
- B. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other 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.
- E. City Engineering needs to indicate the need for any dedication of right-of-way for Kellogg.
- F. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- G. Traffic Engineering needs to comment on the need, if any, for improvements to perimeter streets.
- H. The applicant shall guarantee the paving of the proposed interior streets.
- I. City Fire Department needs to comment on the proposed street names.
- J. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development, PUD #5.
- K. A PUD Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved PUD

(referenced as PUD #5) and its special conditions for development on this property.

- 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.

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- 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.