

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

November 6, 1997

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 97-82 WESTGATE VILLAGE 2ND ADDITION

OWNER/APPLICANT: Westgate Village Association, 2804 Fairway,
Wichita, KS 67212
Kerr-Magee Corp., P.O. Box 25861,
Oklahoma City, OK 73215
(Contract Purchaser): Doug Malone,
150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A.,
315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of 13th Street North and Maize
Road

SITE SIZE: 4.85 Acres

NUMBER OF LOTS

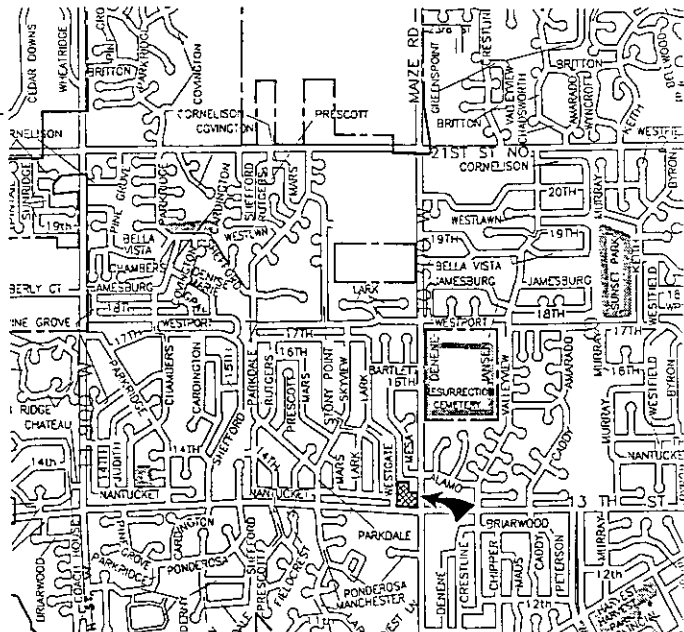
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 20,117 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a five-lot replat of property zoned Limited Commercial.

STAFF COMMENTS:

- A. **City Engineering** needs to verify if any additional guarantees are required for sanitary sewer or water improvements to serve this site. It appears that Lot 5 does not have direct access to sanitary sewer.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **Traffic Engineering** needs to comment on the acceptability of the proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial sites along arterials, and this plat denotes a joint access between lots 1 and 2. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings. Distances should be shown for all segments of access control.
- D. **City Engineering** needs to comment on the status on the applicant's drainage plan.
- E. The proposed joint access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- F. **Traffic Engineering** needs to comment on the need for any improvements to Maize Road or 13th Street North.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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.

Note: This is a replat of Lots 1 and 2 in the Westgate Village Addition. This revised final plat reduces the number of lots from five to three.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this site. **City Engineering** needs to comment on the need for guarantees or easements.
- 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 proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial sites along arterials, and the plat denotes a joint access along Maize Road between the plat and the plat zoned LC, Limited Commercial to the north. Another opening is proposed along Maize Road, and two openings proposed along 13th St. North. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control. **Traffic Engineering** requires 150 feet of complete access control along Maize Road from the intersection. Lot 2 shall have complete access control along 13th St. North. The opening along 13th St. North is limited to right turns only.
- E. **Traffic Engineering** shall comment on any improvements required for perimeter streets. **Traffic Engineering** has required a right turn lane for westbound 13th St. North.
- F. The proposed joint access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- G. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- H. 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.)
- I. 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.

- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

- E. Traffic Engineering shall comment on any improvements required for perimeter streets. Traffic Engineering has required a right turn lane for westbound 13th St. North and for Maize Road.
- F. The proposed joint access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should be addressed by the text of the instrument.
- G. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.

CLOSURE- WESTGATE VILLAGE 2ND ADD,

L001

1		N	5000.000	E	5000.000	S	0+00
N	89--10'20.0"E		250.050				
2		N	5003.612	E	5250.024	S	2+50.050
S	03--43'25.0"E		200.640				
3		N	4803.396	E	5263.054	S	4+50.690
N	89--07'44.0"E		216.830				
4		N	4806.693	E	5479.859	S	6+67.520
S	03--40'30.0"E		57.810				
5		N	4749.001	E	5483.565	S	7+25.330
S	10--36'15.0"W		101.370				
6		N	4649.363	E	5464.910	S	8+26.700
S	03--40'30.0"E		175.000				
7		N	4474.722	E	5476.127	S	10+01.700
	WEST		175.000				
8		N	4474.722	E	5301.127	S	11+76.700
S	75--43'21.0"W		101.370				
9		N	4449.723	E	5202.888	S	12+78.070
	WEST		195.430				
10		N	4449.723	E	5007.458	S	14+73.500
N	00--46'35.4"W		550.328				
1		N	5000.000	E	5000.000	S	20+23.828
LENGTH=	2023.828	AREA=	211149.695 SF		4.847 ACRES		