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Fax Transmittal

Date: 10/22/98

Total pages transmitted including this cover sheet: 2

Project: Roadhouse Blue

Information transmitted: 1 page drawings letter

To:

Fax number: 268 4114

Attention: Ms. Vicki Huang, PE

Organization: City Engg

Additional Comments: _____

From: SEA

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**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 11

October 22, 1998

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

CASE NUMBER: S/D 98-94 - ROADHOUSE BLUES

OWNER/APPLICANT: James L. Rowe, 149 S. Poplar, Wichita, KS 67211; Judith K. Schoenecker, 149 S. Poplar, Wichita, KS 67211

SURVEYOR/ENGINEER: S.E. Anderson, P.O. Box 240, Whitewater, KS 67154

LOCATION: Northwest corner of 37th St. North and Broadway

SITE SIZE: 3.12 acres

NUMBER OF LOTS

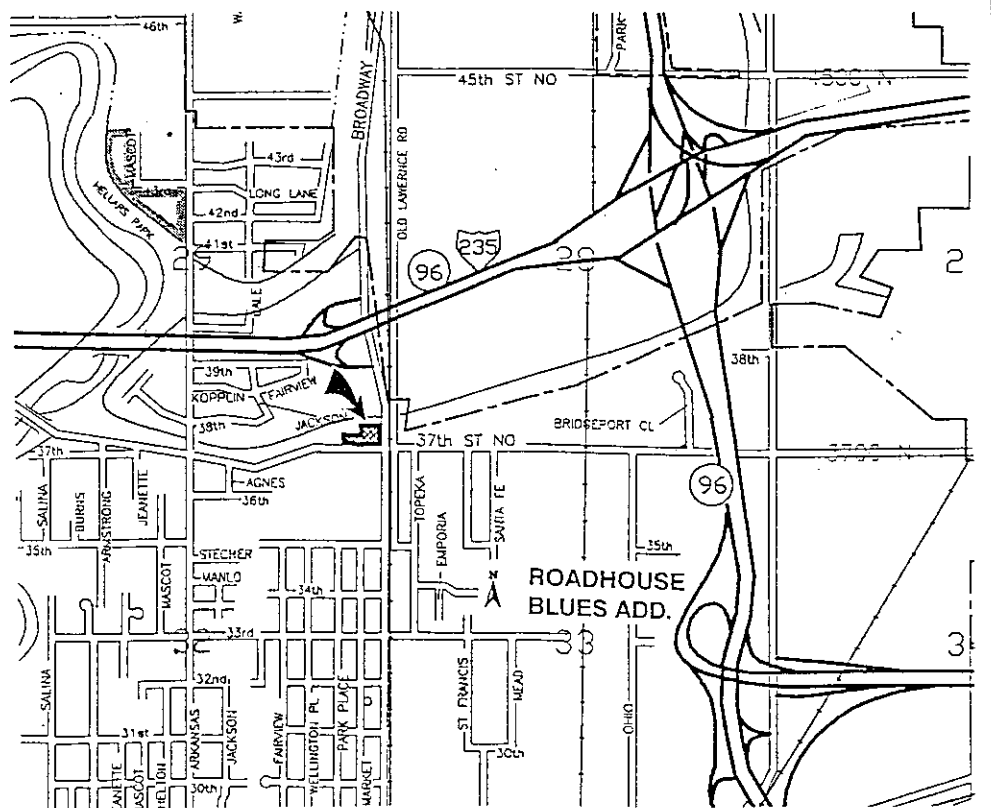
Residential:	
Office:	
Commercial:	
Industrial:	2
Total:	2

MINIMUM LOT AREA: 41,850 sq. ft.

CURRENT ZONING: LI, Limited Industrial, SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: A zone change has been requested from SF-6, Single-Family to LI, Limited Industrial for the western portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. City water appears to be available to serve this site. A guarantee will be needed for the extension of sanitary sewer. City Engineering needs to verify if any other additional 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. The subdivision regulations encourage shared access points for multiple lot industrial subdivisions along arterials. Traffic Engineering needs to comment on the need for a joint access along 37th St. North in addition to access controls along Broadway. The dedication of access controls shall be referenced in the plat's text.
- F. Traffic Engineering needs to comment on the need for additional right-of-way for 37th St. North. A dedication of right-of-way across lot 2 and a contingent right-of-way across Lot 1 (due to location of existing structures) would be needed to conform with the Subdivision requirement of a 50-ft half street right-of-way for arterials. Any such dedication shall be referenced in the plat's text.
- G. The MAPC Chairman needs to be revised to read William M. Johnson.
- H. Since the site is located within the City, County Commission approval is not needed and the County signature block on the plat may be eliminated.
- I. The Applicant is advised that a 20-ft building setback will apply, but is not required to be platted. The 35-ft building setback platted for lot 2 may be eliminated.

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