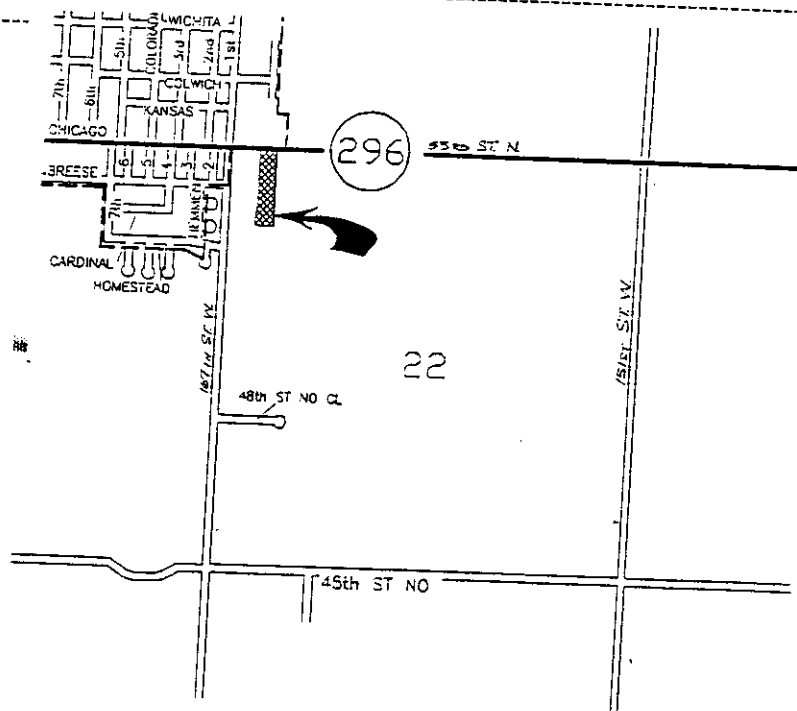


July 3, 1996

STAFF REPORT
(Final Plat)

- CASE NUMBER:** S/D 96-44 - KRAUS COMMERCIAL ADDITION
- OWNER/APPLICANT:** Kraus AG, Inc., c/o Kenneth M. Kraus, President, 222 Main, Andale, KS 67001
- SURVEYOR/ENGINEER:** Certified Engineering Design, 235 N. Ohio, Wichita, KS 67214
and Terra Tech Land Surveying, Inc, 239 N. Ohio, Wichita, KS 67214
- OTHER:** Mary Alice Carlile, City Clerk, City of Colwich, Colwich City Administrative Center, 310 S. 2nd Street, Colwich, KS 67030
- LOCATION:** East of 167th Street West and south of 53rd Street North
- SITE SIZE:** 5.36 Acres
- NUMBER OF LOTS**
- | | |
|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | <u>1</u> |
- MINIMUM LOT AREA:** 5.02 Acres
- CURRENT ZONING:** "RR"
- PROPOSED ZONING:** "LC" (SCZ-707)

VICINITY MAP:



NOTE: This site is south of Colwich and immediately adjacent to Colwich's City limits. A recent County zone change (SCZ-0707), however, was approved for this site which created "LC" zoning for this 5.02 acre site. There is no indication on the sketch plat that Colwich services (water, sanitary sewer, etc.) are presently available and consequently, on-site services appear to be intended at least at this time. Access to this site is also from a State Highway, K-296 and the platting of this site would not alter any access restrictions that may exist with the State.

STAFF COMMENTS:

- A. A letter shall be submitted, from the City of Colwich, indicating that any arrangements or guarantees for the use of Colwich services at this time or in the future have been provided by the applicant.
- B. If Colwich is not requiring this site to provide improvements (water, sewer, etc.) at this time, then since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Based on this site's zoning, the Health Department needs to indicate if a covenant needs to be submitted assuring that only residential types or volumes of water will be generated.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. On the final plat tracing, access control except for one (1) opening shall be dedicated to K-296 (53rd Street North), to the appropriate governing body. Such access does not alter or supersede any such controls that may exist in regard to the State's access limitations to K-296 from this site.
- E. Prior to this plat being released for County Commission approval, the applicant shall provide proof that this property's ownership has been acquired by Kraus AG, the platting shown on the plat. The platting binder presently indicates that the site is in another ownership.
- F. On the final plat tracing, the Wichita City Commission block may be eliminated since this site is over 3-miles from Wichita's City Limit.
- G. On the final plat tracing, the State Highway adjacent to this site's north line shall be properly labeled as K-296 not K-96.
- 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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 6746 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.