

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

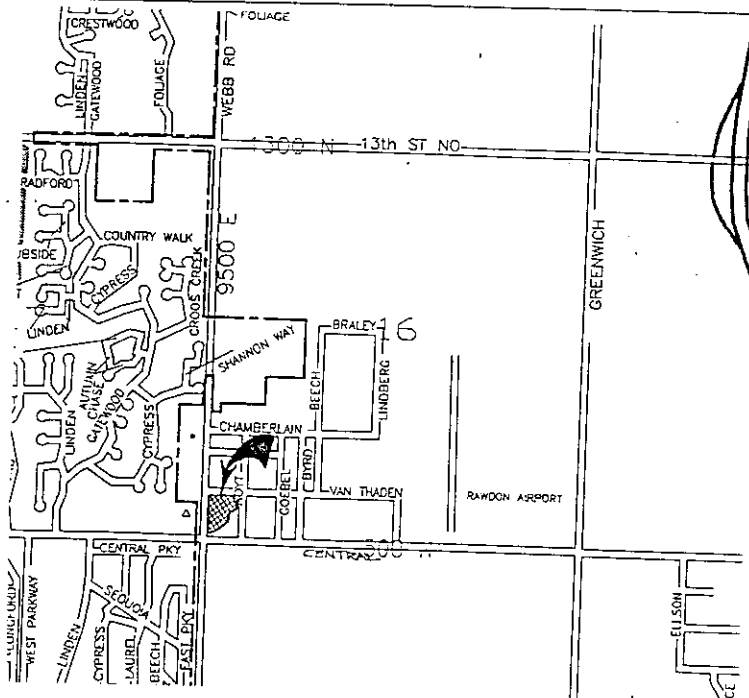
AGENDA ITEM NO. 9.

April 9, 1998

STAFF REPORT
(One-Step Final Plat)

- CASE NUMBER:** S/D 98-28 - KUHLMAN ADDITION
- OWNER/APPLICANT:** Larry K. and Marilyn K. Kuhlman, 8811 Shannon Way,
Wichita, KS 67206
- SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
- LOCATION:** North of Central, East side of Webb Road
- SITE SIZE:** 4.18 acres
- NUMBER OF LOTS**
- Residential:
 - Office:
 - Commercial:
 - Industrial: **2**
 - Total: **2**
- MINIMUM LOT AREA:** 86,665 sq. ft.
- CURRENT ZONING:** SF-20, Single Family, LI, Limited Industrial and
GC, General Commercial
- PROPOSED ZONING:** LI, Limited Industrial, and GC, General Commercial

VICINITY MAP



Note: This site represents a replat of the Travel Air City Addition. This site has been approved for a zone change (SCZ-0757) from SF-20, Single Family (northern lot) to LI, Limited Industrial. The southern lot is currently zoned GC, General Commercial and LI, Limited Industrial (incorrectly denoted as "proposed GC and LI" on the plat). A Protective Overlay has also been approved that limits the number of uses for the site, provides architectural conditions, additional landscaping and screening, height limits, and increased building setbacks.

STAFF COMMENTS:

- A. This site is adjacent to Wichita's City limits (to the west), and the applicant shall submit a request for annexation prior to this plat being forwarded to City Council. If the applicant chooses to complete the plat prior to annexation, both City and County review is needed and the County Commissioner signature block will need to be added to the final tracing.
- B. Existing municipal services appear to be available to this site. City Engineering needs to indicate 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. The plat denotes four access openings along Webb Road; two openings for the northern lot and two openings for the southern lot. Traffic Engineering needs to comment on the acceptability of these access controls. On the final plat tracing, the platator's text shall specifically note that the access controls are being dedicated to the City of Wichita.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. The applicant shall submit an avigational easement covering all of the subject plat and 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. A distance from the plat is needed to the referenced section corner tie point.
- H. The final plat tracing shall denote lot numbers for the platted lots.
- I. Traffic Engineering needs to comment on the need for any improvements to

Webb Road.

- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council, proof shall be provided indicating that all applicable property taxes have been paid.
- K. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with MAPD shall be submitted.
- 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.
- 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.

CLOSURE - KUHLMAN ADD.

L001

```

*****
*****
PC1
R = 70.000 L = N 5000.000 E 5000.000 S 0+00
T = 29.488 LC = 55.817 DEL = + 45-41'13.0"
                    54.350 N 67-11'27.5"E
PT1
S 89-56'21.0"E 234.900 N 5021.069 E 5050.100 S 0+55.817
4
SOUTH 130.000 N 5020.820 E 5285.000 S 2+90.717
5
S 28-11'06.0"W 255.120 N 4890.820 E 5285.000 S 4+20.717
6
N 89-56'21.0"W 159.500 N 4665.950 E 5164.502 S 6+75.837
7
NORTH 125.000 N 4666.120 E 5005.002 S 8+35.337
8
N 89-56'21.0"W 5.000 N 4791.120 E 5005.002 S 9+60.337
9
N 00-00'01.7"W 208.875 N 4791.125 E 5000.002 S 9+65.337
1
LENGTH= 1174.212 AREA= N 5000.000 E 5000.000 S 11+74.212
                    86664.403 SF 1.990 ACRES
*****

```

L002

```

*****
*****
10
S 89-56'21.0"E 334.500 N 10000.000 E 10000.000 S 0+00
11
SOUTH 130.000 N 9999.645 E 10334.500 S 3+34.500
12
S 89-51'54.0"E 130.120 N 9869.645 E 10334.500 S 4+64.500
13
S 33-49'57.0"W 90.020 N 9869.338 E 10464.619 S 5+94.620
14
SOUTH 50.000 N 9794.561 E 10414.499 S 6+84.640
15
N 89-56'21.0"W 327.500 N 9744.561 E 10414.499 S 7+34.640
16
N 66-14'08.0"W 95.060 N 9744.909 E 10086.999 S 10+62.140
17
N 00-00'00.4"E 216.784 N 9783.216 E 10000.000 S 11+57.200
18
LENGTH= 1373.984 AREA= N 10000.000 E 10000.000 S 13+73.984
                    95507.196 SF 2.193 ACRES
*****

```