

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 16
December 10, 1998**

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

CASE NUMBER: S/D 98-114 - MULLEN-BUTLER ADDITION

OWNER/APPLICANT: Vincent A. Henning, 6029 W. Central, Wichita, KS 67212; Jan Mullen (Contract Purchaser), 8404 W. 13th St., Wichita, KS 67212

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

LOCATION: South side of Central, West of Hoover

SITE SIZE: .67 acres

NUMBER OF LOTS

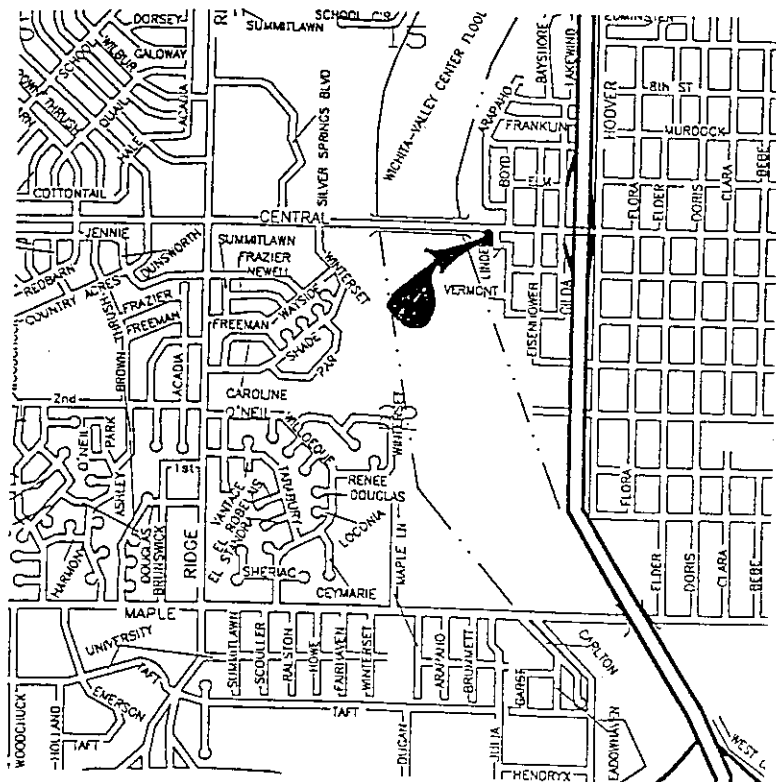
Residential:
Office:
Commercial: 1
Industrial:
Total: **1**

MINIMUM LOT AREA: 29,101 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: The applicant has requested a zone change (Z-3302) from SF-6, Single-Family Residential to LC, Limited Commercial zoning.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- 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. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. 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.
- F. The applicant proposes to continue the use of the existing access opening along Central. Traffic Engineering needs to comment on the need for complete access control along Central, and requiring access from Boyd.
- G. The applicant is advised that the required building setback for the LC, Limited Commercial district is a 20-ft front setback and a 10-ft street side setback; and the platted setbacks may be reduced.
- H. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- I. 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.)

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

BOUNDARY CLOSURE: MULLEN-BUTLER ADDITION

North: 19949.999 East: 19999.604
Line Course: N 89-54-26 E Length: 135.00
 North: 19950.218 East: 20134.604
Line Course: S 00-27-12 W Length: 215.78
 North: 19734.445 East: 20132.897
Line Course: N 90-00-00 W Length: 135.00
 North: 19734.445 East: 19997.897
Line Course: N 00-27-12 E Length: 215.56
 North: 19949.998 East: 19999.602

Perimeter: 701.34 Area: 29,114. sq.ft. 0.66 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.002 Course: S 54-02-58 W
 Error North: -0.0014 East: -0.0019
Precision 1: 296,067.21