

January 31, 2002

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2002-04 – ACT AUTO ADDITION

OWNER/APPLICANT: Arnolds, Inc., Attn: Fred Arnold, 11323 W. Kellogg, Wichita, KS 67209

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

LOCATION: South side of Kellogg, East of 119th St. West

SITE SIZE: 2.94 Acres

NUMBER OF LOTS

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

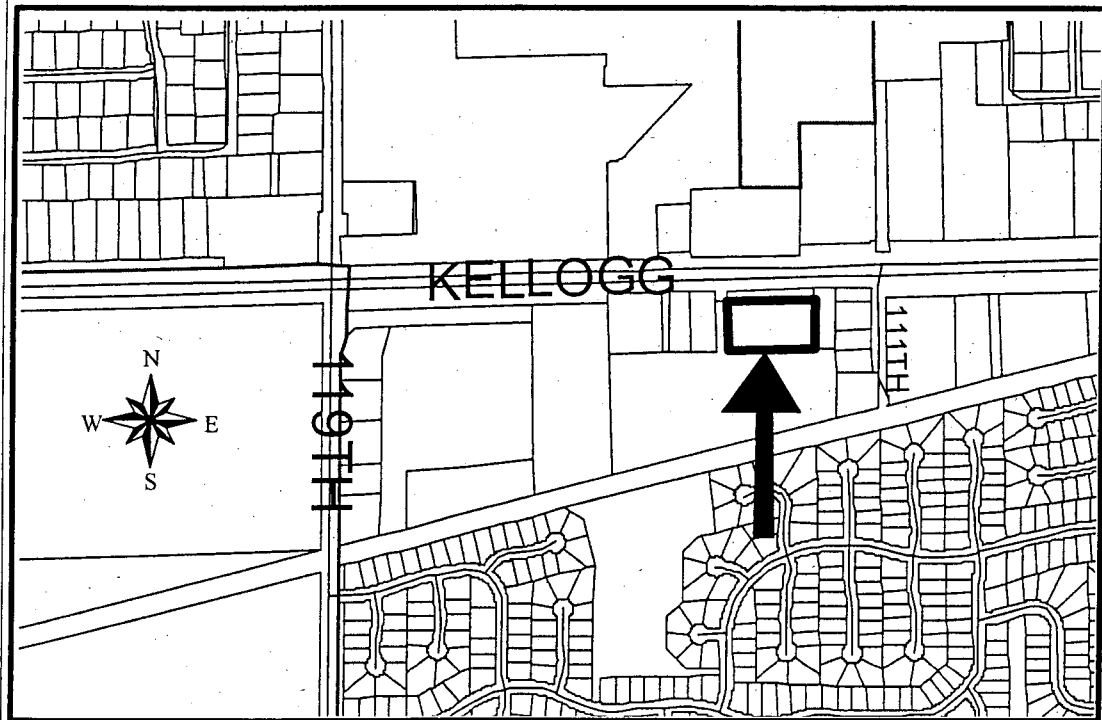
*off-site easement
for sewer*

MINIMUM LOT AREA: 2.45 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



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Note: This is unplatted property located in the City.

Planning Staff recommends approval of this plat subject to the following conditions.

STAFF COMMENTS:

- A. The site is currently served with public water by Goddard, which will be taken over by the City of Wichita. A petition for the extension of City sewer is needed.
- 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. The applicant shall submit a guarantee for the paving of Harry Drive along with the closure of the median break that allows turns from the property onto Kellogg.
- E. Traffic Engineering needs to comment on the need for additional right-of-way for Harry Drive.
- F. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- H. The applicant is advised that in regard to the existing building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- I. The City Fire Department/GIS needs to comment on the plat's street names. Harry Drive should be labeled as Kellogg Drive.
- J. The Applicant has indicated a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- K. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- L. The platting 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.
- M. 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.)

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- N. 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.
- O. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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 AutoCAD. This will be used by the City and County GIS Department.