

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

**CASE NUMBER:** SUB 2006-71 -- ANIMAL SERVICES CAMPUS ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: Norman Jakovac, Public Works Building Services, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North of 29th St. North, West side of Hillside

**SITE SIZE:** 23.5 acres

**NUMBER OF LOTS**

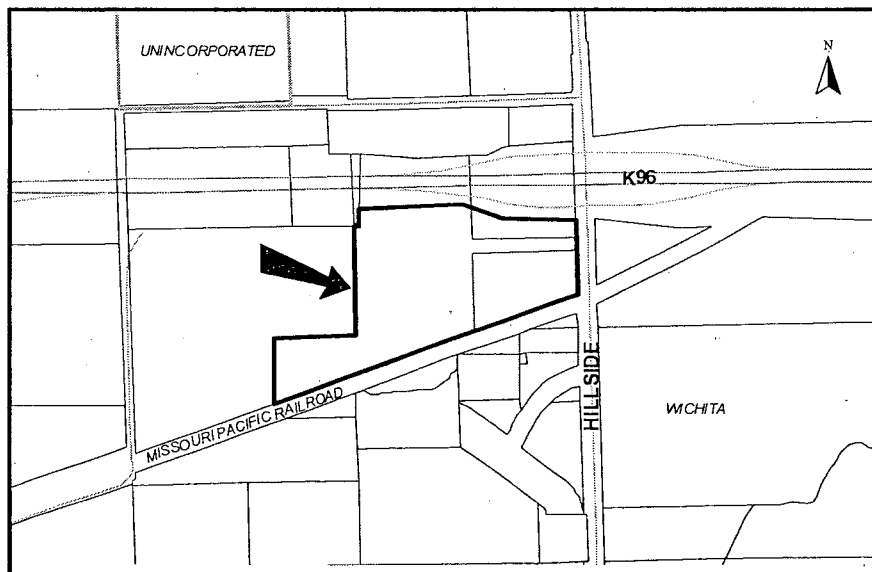
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 23.5 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



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**NOTE:** This is a replat of a portion of the Northeast Substation Addition in addition to unplatted property. This site is subject to a Conditional Use (CON2001-53) for clean rubble and construction and demolition landfill.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site.
- 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. *An offsite drainage agreement should be requested between the applicant and the Missouri & Pacific Railroad.*
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes two openings along Hillside. The final plat tracing shall reference the dedication of access controls in the plattor's text.
- E. **Traffic Engineering** needs to comment on the southernmost opening along Hillside, which is adjacent to the railroad tracks. In accordance with Subdivision Regulations, 150 feet of complete access control is required from the centerline of the nearest railroad track.
- F. The City of Wichita is indicated as holding an interest in this property's ownership and has been shown as the site's plattor. The owner's certification needs to reference Carlos Mayans, Mayor.
- G. The Reserve A is indicated as providing for easements. These easements should be platted to avoid conflict with the possible locations of structures indicated therein (recreational facilities).
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- J. 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.
- K. "Lot, Block, and Reserve" shall be referenced in the plattor's text.
- L. **GIS** has requested that Hillside Avenue be labeled as "Hillside Ave".
- M. 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.

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- N. The plat's 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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in **AutoCAD AND PDF**. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.