

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-134 -- ANN WALENTA ADDITION

OWNER/APPLICANT: South Oliver LLC, Attn: Don Walenta, 4601 E. Kellogg, Wichita, KS 67218; City of Wichita Property Management, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

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

LOCATION: Southeast and southwest corner of Kellogg and Oliver

SITE SIZE: 5.5 acres

NUMBER OF LOTS

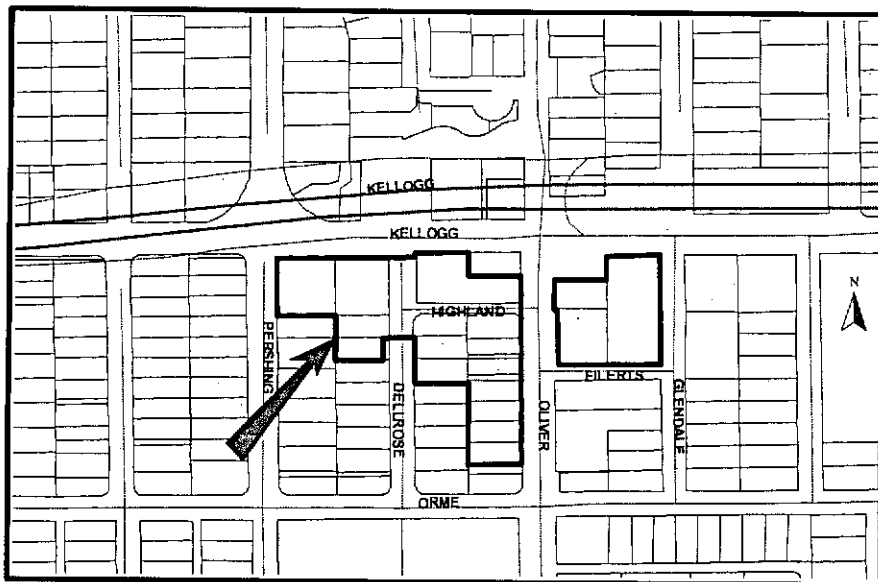
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|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | 3 |
| Industrial: | — |
| Total: | <u>3</u> |

MINIMUM LOT AREA: 1.17 acres

CURRENT ZONING: LC, Limited Commercial; MF-29, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This replat includes the vacation of an east-west alley (Highland Lane), and a north-south street (Dellrose Ave). The site has been approved for a zone change (ZON 2002-26) from LC, Limited Commercial and MF-29, Multi-Family Residential to LC, Limited Commercial. The site is also subject to the Oliver Retail Center Community Unit Plan (CUP 2002-20, DP-261).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be abandoned unless the sewer line is abandoned before the plat is recorded.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- E. In accordance with the CUP approval, a guarantee shall be provided for a continuous decel lane on the west side of Oliver from Kellogg off-ramp south to the full movement entrance and a decel lane on east side of Oliver from Ellerts street to the right-in/right-out access point. **Traffic Engineering** needs to comment on the need for extension of the left-turn lane on northbound Oliver.
- F. Except for Item G below, access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along the west side of Oliver and one opening along the east side of Oliver. In accordance with the CUP approval, the northernmost openings along Oliver need to be specified as right-in/right-out only. A guarantee is required for construction of a channelized rights-in/out opening. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plattor's text.
- G. The zone change was approved by City Council with the condition that the proposed openings along Kellogg Drive be reviewed by DAB II prior to final plat approval.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- J. The plattor's text on the final plat shall note the dedication of the street to and for the use of the public.
- K. Since the vacation of Dellrose Ave has created an off-site stub, a guarantee shall be provided for a hammerhead turnaround for the terminus of Dellrose.

SUB 2002-134 -- Preliminary Plat of ANN WALENTA ADDITION
December 12, 2002 - Page 3

- L. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Oliver Retail Center Community Unit Plan (CUP 2002-20, DP-261).
- M. The 15-ft setback along Glendale Ave does not conform with the 20-ft building setback line which was established by the CUP. If the proposed setback reduction is approved with this plat, an adjustment to the CUP will be needed.
- N. The wall easement shall be referenced in the plat's text.
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.

SUB 2002-134 -- Preliminary Plat of ANN WALENTA ADDITION
December 12, 2002 - Page 4

- Y. 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.