

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 12/12/02)

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

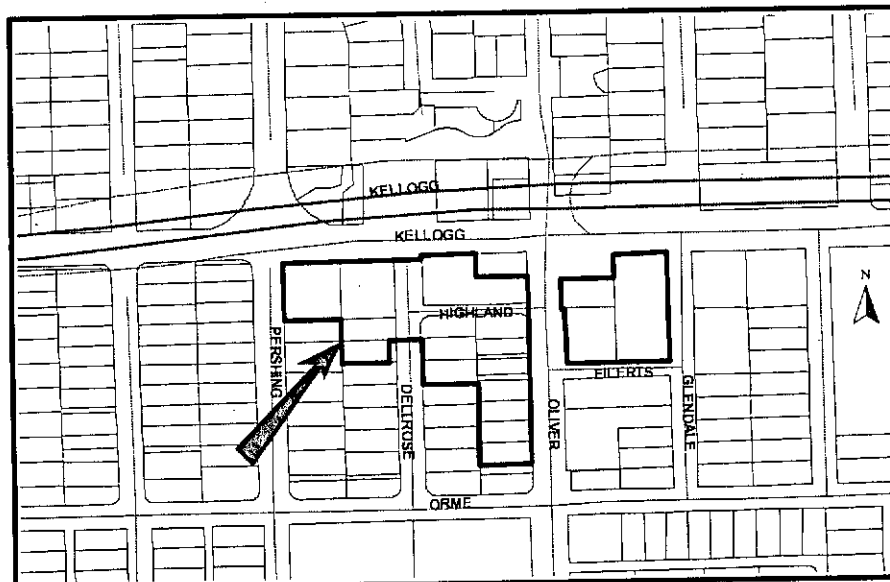
Residential:	
Office:	
Commercial:	3
Industrial:	—
Total:	3

MINIMUM LOT AREA: 1.17 acres

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

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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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 are available to serve the site.
- 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 plan. **A private storm sewer will be needed on the final drainage plan. Parking lot detention is needed to minimize runoff.**
- 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 Eilerts street to the right-in/right-out access point.
- F. 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 plat'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. **Traffic Engineering recommends that these openings along Kellogg Drive not be permitted. The Subdivision Committee approved both openings along Kellogg Drive, with the easterly opening limited to rights-in/out only.**
- 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. 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.
- K. 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).

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- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.