

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/13/00)

CASE NUMBER: SUB 2000-54 -- BURLERSON ADDITION

OWNER/APPLICANT: Nu-Line Co., Inc., Attn: Jim Burleson, P.O. Box 75337, Wichita, KS 67275

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

LOCATION: Northeast corner of 21st Street North and Hoover Road

SITE SIZE: 7.78 Acres

NUMBER OF LOTS

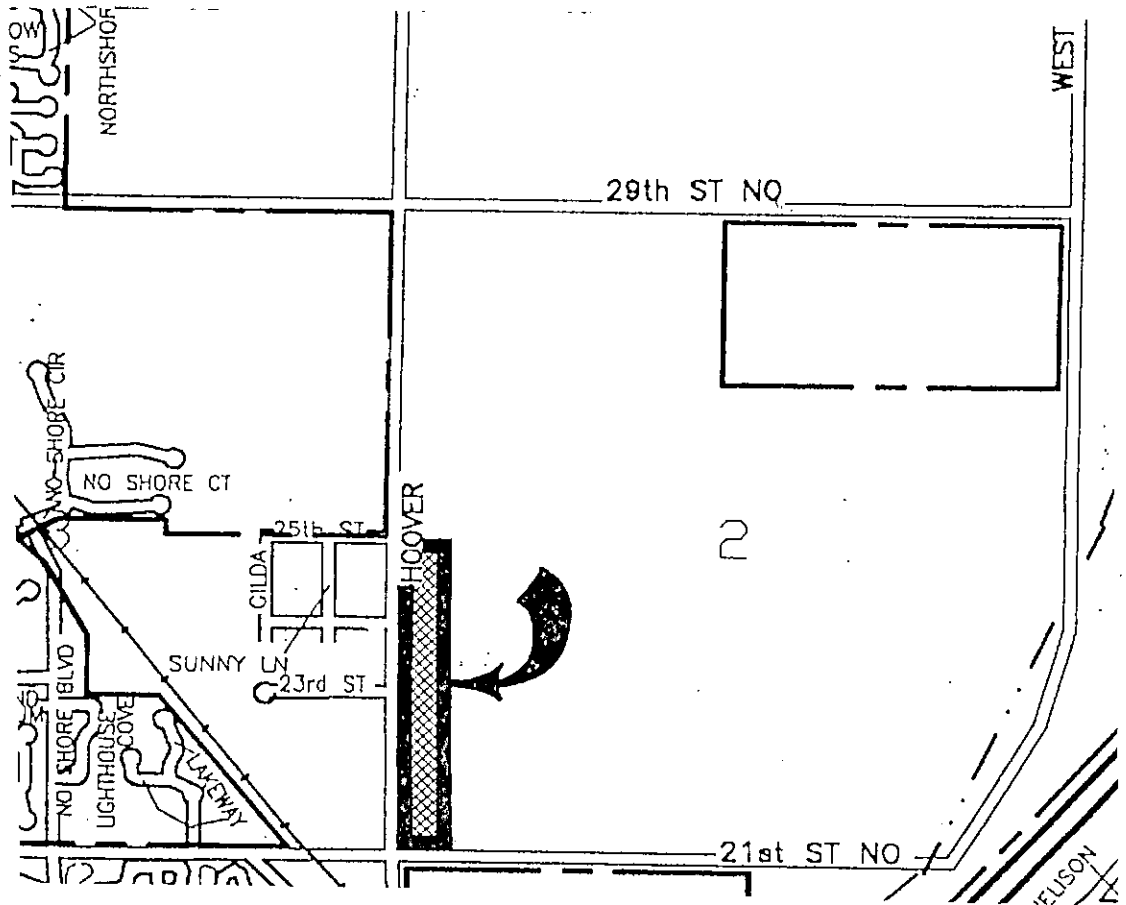
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 47,250 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site was recently annexed into the City. A zone change (ZON 2000-12) was approved or this site to LI, Limited Industrial. The site is also subject to a Protective Overlay (P-O #72) addressing uses, building setback and screening.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and public water services.
- 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. County Engineering requests a drainage plan for review. On-site detention may be needed on the final drainage plan.
- D. County Engineering needs to comment on the access controls. The plat proposes one access opening along 21st Street North and five access openings along Hoover Road. County Engineering requires complete access control along 21st Street North. The applicant has agreed to reduce the number of openings along Hoover Road to four, by creating a joint opening between Lots 1 and 2.
- E. The joint access easement shall be established by separate instrument.
- F. County Engineering needs to comment on the need for additional right-of-way at the intersection of Hoover and 21st Street North. A major intersection right-of-way is required.

The major intersection right-of-way has been provided.
- G. The bench mark elevation needs to be changed from "130.97" to "139.07" which may adjust topography elevations.
- H. The applicant shall guarantee the closure of any driveway opening located in areas of complete access control or that exceed the number of allowed openings.
- I. 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.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #72) and its special conditions for development on this property.
- K. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- 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 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.
- 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 316-729-0102) 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.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-54 -- BURLESON ADDITION

OWNER/APPLICANT: Nu-Line Co., Inc., Attn: Jim Burleson, P.O. Box 75337, Wichita, KS 67275

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

LOCATION: Northeast corner of 21st Street North and Hoover Road

SITE SIZE: 7.78 Acres

NUMBER OF LOTS

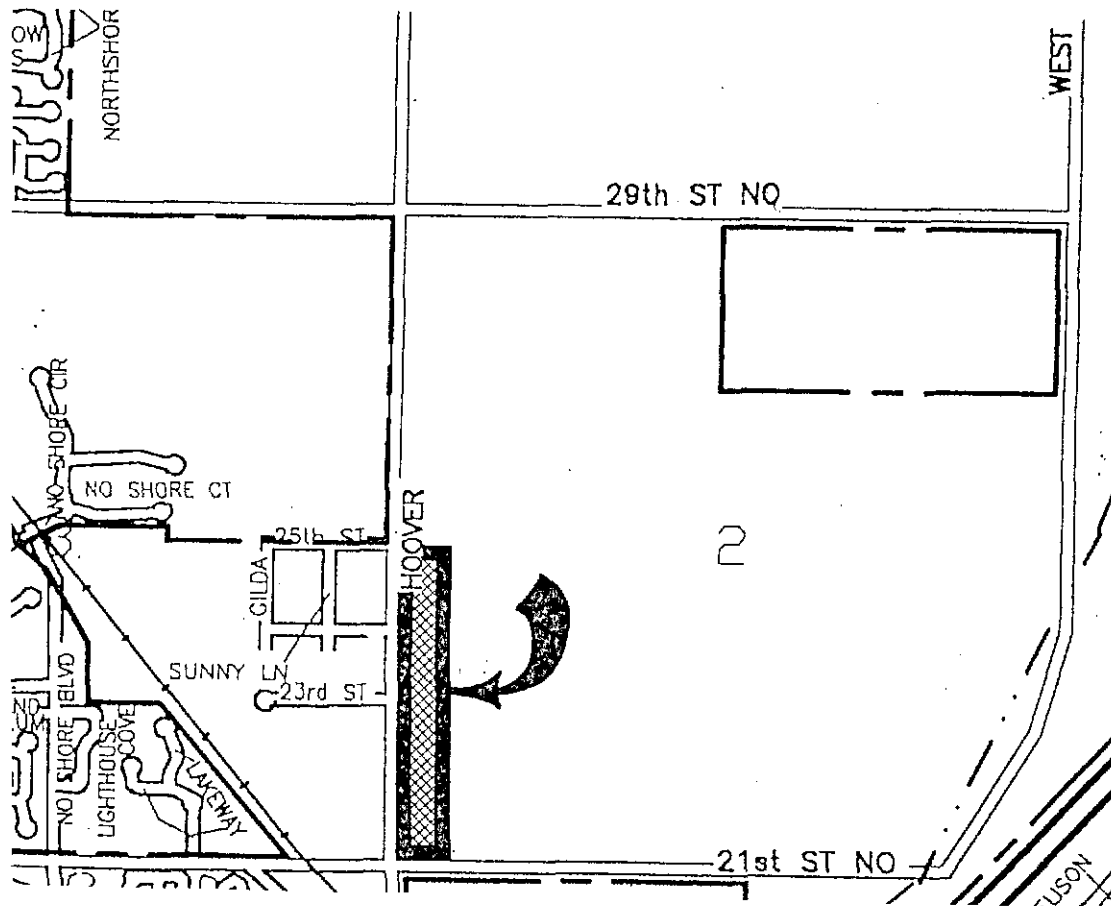
Residential:	
Office:	
Commercial:	
Industrial:	5
Total:	5

MINIMUM LOT AREA: 47,250 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



Note: This site was recently annexed into the City. A zone change (ZON 2000-12) was approved for this site to LI, Limited Industrial. The site is also subject to a Protective Overlay (P-O #72) addressing uses, building setback and screening.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and public water services. City Engineering needs to comment on the need for any additional guarantees or easements.
- B. Depending on the status of City water and sanitary sewer, the Health Department needs to comment on the possible use of on-site temporary facilities for this site.
- 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. County Engineering needs to comment on the access controls. The plat proposes one access opening along 21st Street North and five access openings along Hoover Road. MAPD recommends this plat be coordinated with the adjoining property to the east, in order to create an internal road connecting Hoover Road with 21st Street North, thereby reducing of the number of openings along Hoover Road. County Engineering requires complete access control along 21st Street North.
- F. County Engineering needs to comment on the need for additional right-of-way at the intersection of Hoover and 21st Street North. A major intersection right-of-way is required.
- G. The benchmark elevation needs to be changed from "130.97" to "139.07" which may adjust topography elevations.
- H. The applicant shall guarantee the closure of any driveway opening located in areas of complete access control or that exceed the number of allowed openings.
- I. 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.
- 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. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #72) and its special conditions for development on this property.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- M. In accordance with the Zoo Business Park Addition adjoining this plat to the east, Film 64, Page 985, indicates a required building setback of 80 feet from the centerline of the pipeline easement. This setback shall be indicated on the face of the plat.
- 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 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.)
- 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 316-729-0102) 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 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (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. 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.

CLOSURE-BURLESON ADDITION

1	North: 941.4734	East :	-801.2865
Line	Course: N 89-16-51 W	Length:	331.14
2	North: 945.6297	East :	-1132.4004
Line	Course: N 00-00-28 E	Length:	1315.69
3	North: 2261.3197	East :	-1132.2218
Line	Course: S 89-17-40 E	Length:	331.00
4	North: 2257.2437	East :	-801.2469
Line	Course: S 00-00-07 W	Length:	1315.77
	North: 941.4737	East :	-801.2916

Error Closure: 0.0049

Course: S 85-48-03 E

Error North: -0.00036

East : 0.00491

Precision 1: 668,910.49