

**STAFF REPORT**  
(One-Step Final Plat, Deferred 2/26/04)

**CASE NUMBER:** SUB 2004-19 -- BUFF CAR WASH ADDITION

**OWNER/APPLICANT:** Larry D. Qualls, 110 Mayfair, Garden City, KS 67846

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

**LOCATION:** South side of 21st St. North, West of Broadway

**SITE SIZE:** .93 Acres

**NUMBER OF LOTS**

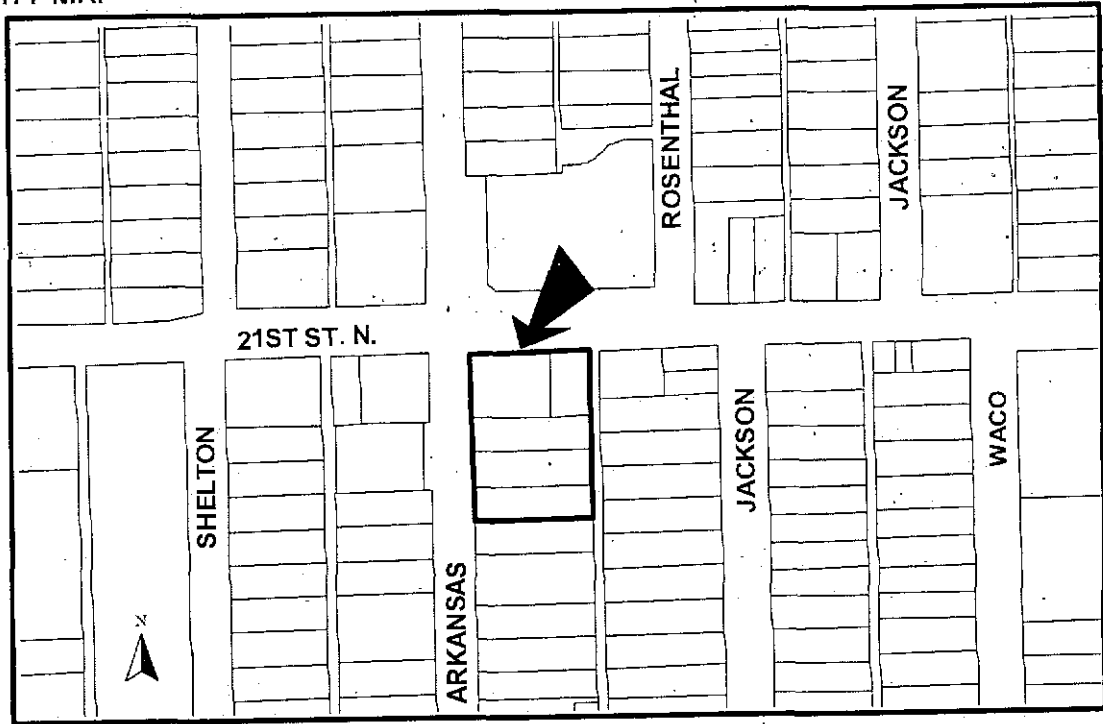
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 40,659 Sq. Ft.

**CURRENT ZONING:** TF-3, Two-Family Residential; LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**SUB 2004-19 -- One-Step Final Plat of BUFF CAR WASH ADDITION**  
**March 18, 2004 - Page 2**

**NOTE:** This is a replat of a portion of the Brooks and Oldham Addition. The south portion of the site has been approved for a zone change (ZON 2003-47) from TF-3, Two-Family Residential to LC, Limited Commercial. The site has also been approved for a Conditional Use (CON 2003-37) for a car wash.

**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. 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. Traffic Engineering needs to comment on the access controls. In conformance with the site plan approved with the Conditional Use, the plat proposes complete access control along 21st St. North, and two openings along Arkansas. The access controls are approved.
- E. 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.
- F. The Conditional Use was approved subject to a 10-ft dedication of street right-of-way and 10-ft sidewalk and utility easement along 21st St. North. Traffic Engineering has required a 5-ft contingent dedication of right-of-way along Arkansas. A 25-ft x 25-ft corner clip at the intersection is also needed.
- G. In accordance with the Conditional Use approval, the segment of the alley adjoining the plat shall be paved.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

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**March 18, 2004 - Page 3**

- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

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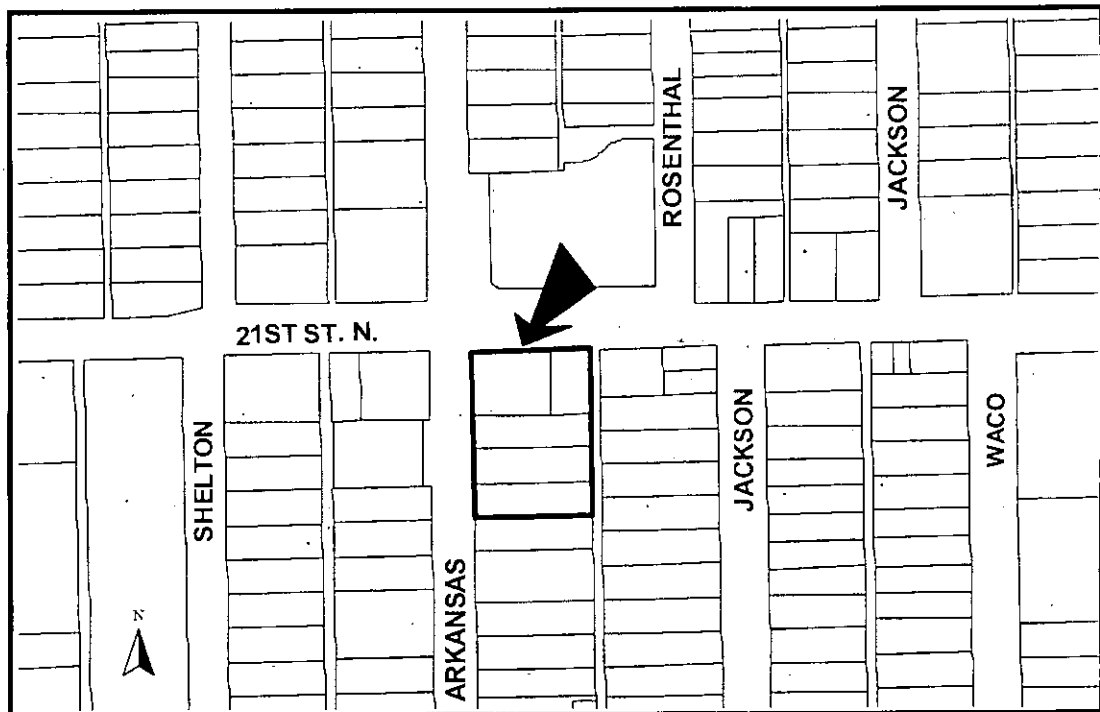
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SUB 2004-19 -- One-Step Final Plat of BUFF CAR WASH ADDITION  
February 26, 2004 - Page 2

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Closure

CLOSURE - BUFF CAR WASH ADDITION

PT 01	North: 5805.3458	East :	5893.9311
Line	Course: N 00-02-52 W	Length:	210.0000
PT 02	North: 6015.3458	East :	5893.7560
Line	Course: N 44-51-55 E	Length:	35.4100
PT 03	North: 6040.4432	East :	5918.7357
Line	Course: N 89-46-42 E	Length:	148.0000
PT 04	North: 6041.0158	East :	6066.7346
Line	Course: S 00-02-52 E	Length:	235.0000
PT 05	North: 5806.0159	East :	6066.9306
Line	Course: S 89-46-42 W	Length:	173.0000
PT 01	North: 5805.3466	East :	5893.9319