

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 19
December 10, 1998**

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

CASE NUMBER: S/D 98-105 - ARIA INTERNATIONAL ADDITION

OWNER/APPLICANT: Iraj Kapanour, 6504 E. Murdock, Wichita, KS 67214

SURVEYOR/ENGINEER: Municipal Engineers, P.A., 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: Northwest corner of Central and 127th St. East

SITE SIZE: .92 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

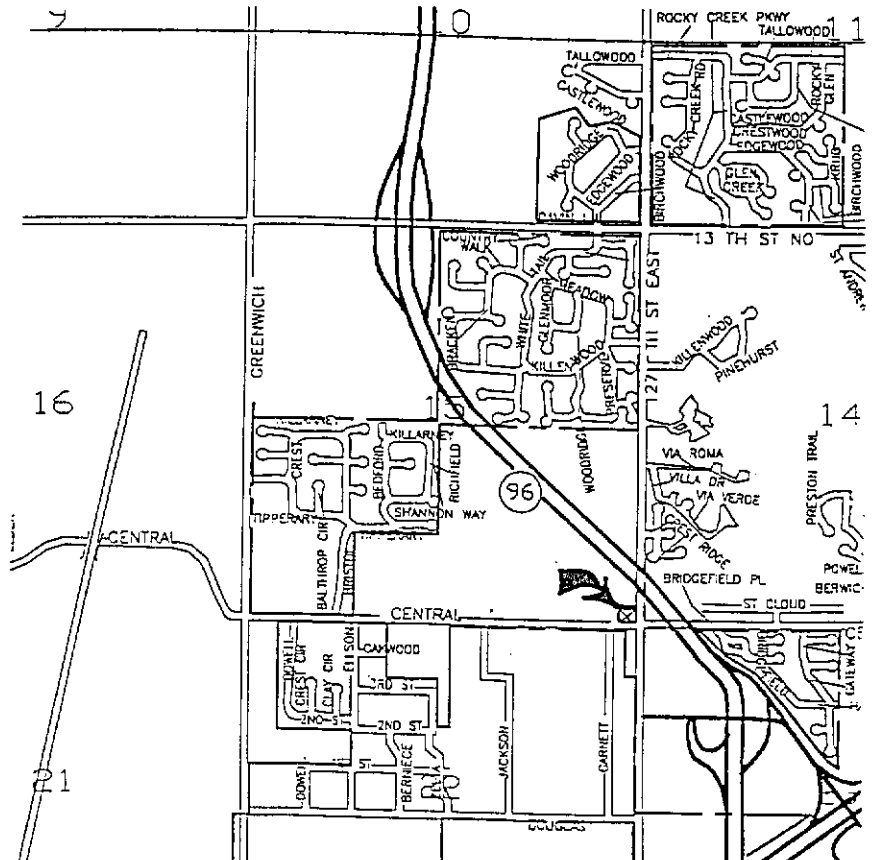
MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

Annexation?

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. County Engineering needs to comment on the acceptability of access controls. The plat denotes 100 feet of complete access control from the intersection. One access opening is platted along Central and one opening along 127th St. East. On the final plat tracing, the plattor's text shall reference the access controls.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. County Engineering needs to comment on the need for any improvements to perimeter streets, and if any other additional guarantees are required.
- F. The bearings for the east line of the plat need to match those denoted in the legal description. The distance for the south line of the plat needs to match the distance listed in the legal description.
- G. The MAPC Chairman needs to be revised to read, "William M. Johnson".
- H. The applicant shall submit a copy of the instrument which establishes the pipeline easement on the property, which verifies that the easement shown is sufficient. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline agreement, it shall be indicated on the face of the plat.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- K. The final plat shall reference a tie point to a section corner.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- S. 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.

- T. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.