

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

**CASE NUMBER:** SUB 2004-92 -- BLATTNER ADDITION

**OWNER/APPLICANT:** Louis Development Co., Attn: S. Blattner, 5226 E. 3rd, Wichita, KS 67208-4126

**AGENT:** Don Folger Architects, Attn: Don Folger, 234 S. Topeka, Wichita, KS 67202

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

**LOCATION:** East of 135th St, West, North side of 13th St. North

**SITE SIZE:** 18.57 acres

**NUMBER OF LOTS**

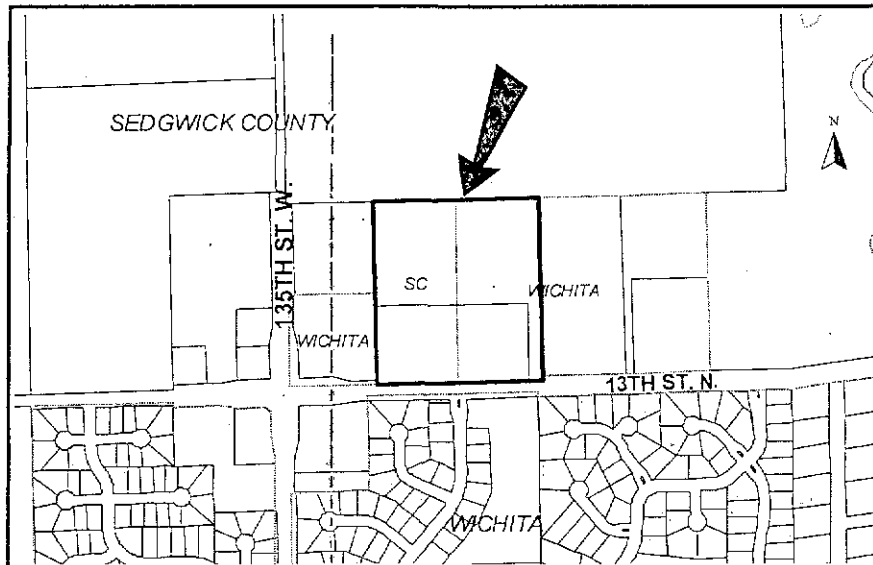
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 7.12 acres

**CURRENT ZONING:** SF-5, Single-Family Residential; SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential (Lot 1); LC, Limited Commercial (Lot 2)

**VICINITY MAP**



**NOTE:** The west portion of this property is located in the County and annexation is required. The site has been approved for two zone changes (ZON 2003-18 and ZON 2003-16) to SF-5, Single-Family Residential and LC, Limited Commercial. Two Community Unit Plans (CUP 2003-15 and CUP 2003-16) were also approved for this site.

**STAFF COMMENTS:**

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita for the west portion of the plat.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- C. In accordance with the CUP, the following transportation requirements are required:
  - a. Raised center medians are required on all main driveways to prevent left-turns in and out of adjacent parcels for a distance of at least 150 feet back from the right-of-way line.
  - b. Continuous right-turn deceleration lanes should be provided along 13<sup>th</sup> Street North at both entrances.
  - c. A guarantee shall be provided for the cost of configuring and installing a traffic signal, if warranted in the future, at one entrance on 13<sup>th</sup> Street North.
  - d. Left-turn lanes should be provided with adequate storage for queued vehicles on 13<sup>th</sup> Street North.
  - e. Provision of a traffic impact study is not required if the applicant accepts the above recommendations.
- D. In accordance with the CUP approval, a guarantee shall be provided for paving on 13<sup>th</sup> Street North to county standards.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. City Engineering needs to comment on the status of the applicant's drainage plan. Sedgwick County requests a drainage plan for review. A large amount of offsite drainage enters and exits the plat that is not addressed by the easements on the plat. Additional drainage easements may be needed adjacent to the 13th St. right-of-way line to convey drainage from areas to the west.
- G. City Water and Sewer Department has requested a utility layout.
- H. The plat proposes two openings along 13th St. North. Traffic Engineering needs to comment on the access controls. In accordance with the CUP, two access openings are allowed, with at least one being full movement. Traffic Engineering has approved two openings, both with full turning movements. The easterly opening shall be located along the east property line with joint access provided with the property to the east. The westerly opening shall be aligned with Forestview Street.

SUB 2004-92 -- One-Step Final Plat of BLATTNER ADDITION  
July 29, 2004 - Page 3

- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- J. 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.
- K. 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.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that 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: 316-946-4556) 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 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 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.

CLOSURE

CLOSURE - BLATTNER ADDITION

PT 01	North: 7382.0049		East : 16107.2245
Line	Course: N 00-00-23 E	Length: 511.5500	
PT 02	North: 7893.5549		East : 16107.2815
Line	Course: N 00-00-07 E	Length: 478.4400	
PT 03	North: 8371.9949		East : 16107.2977
Line	Course: N 89-26-37 E	Length: 869.9300	
PT 04	North: 8380.4425		East : 16977.1867
Line	Course: S 00-00-00 W	Length: 990.0000	
PT 05	North: 7390.4425		East : 16977.1867
Line	Course: S 89-27-22 W	Length: 17.6200	
PT 06	North: 7390.2753		East : 16959.5675
Line	Course: S 89-26-40 W	Length: 852.3800	
PT 01	North: 7382.0105		East : 16107.2276