

BROADWAY

MARKET

HARRY

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-120 – BENCOR 3rd ADDITION

OWNER/APPLICANT: Bencor/Harry-Broadway, L.L.C.; Attn: Jon Gorski, 92 Cascade Ave., Suite 330, Colorado Springs, CO 80903

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

LOCATION: Northwest corner of Harry and Broadway

SITE SIZE: 1.74 acres

NUMBER OF LOTS

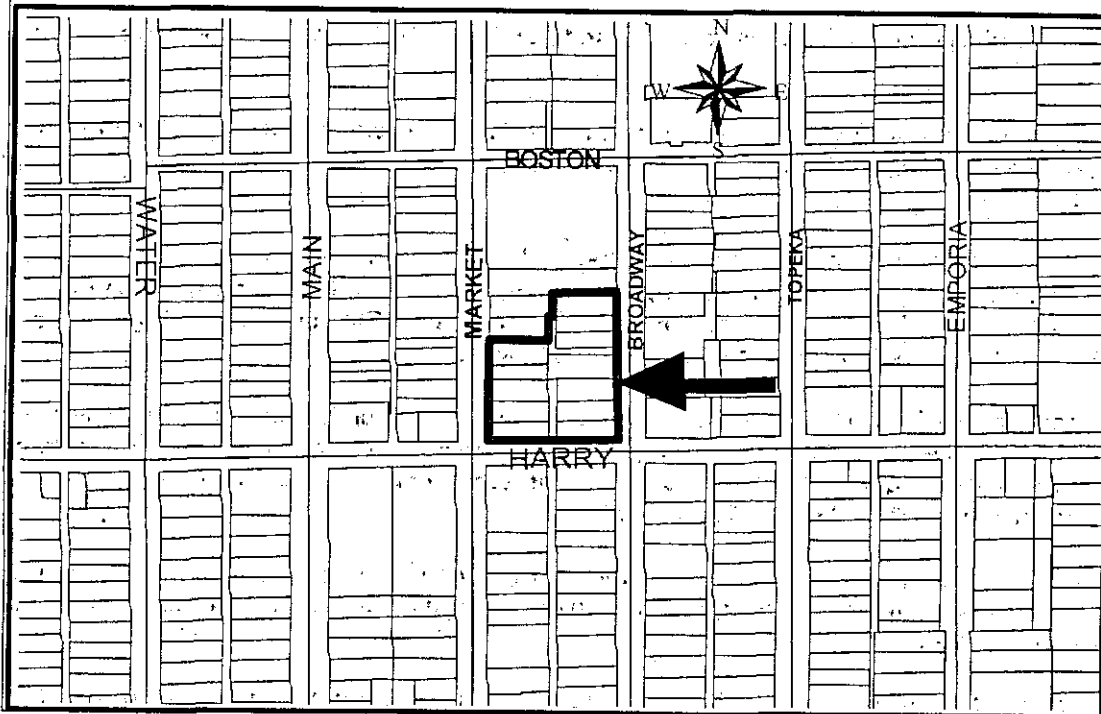
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,564 sq. ft.

CURRENT ZONING: LC, Limited Commercial (Lots 1 and 2) and GC, General Commercial (Lot 1)

PROPOSED ZONING: LC, Limited Commercial (Lot 1) and GC, General Commercial (Lot 2)

VICINITY MAP



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Note: This is a replat of Lots in the Goodwins, Brooks, Cravens and Ledford Additions. The site has been approved for a zone change (ZON 2001-64) to GC, General Commercial and LC, Limited Commercial.

STAFF COMMENTS:

- A. Municipal services are 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 has required a distance of 75 feet from the inside of curb along Market to the inside of the curb for the proposed opening along Harry. The plat proposes one access opening along Market, one opening along Harry and two openings along Broadway. The final plat shall reference the dedication of access controls in the plat's text.
- 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. In accordance with the zone change approval, the applicant shall provide a cross-lot access agreement between the two lots.
- G. Traffic Engineering needs to comment on the proposed right-of-way for Market, which is classified as an arterial on the 2030 Transportation Plan. The applicant has decreased the existing 40-ft right-of-way to 35 feet. The Subdivision Regulations require a 50-ft half street right-of-way width for arterials.
- H. The 20-ft building setback needs to be platted parallel with the southeastern corner 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. 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.
- K. 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.)
- L. 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.
- M. 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

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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.

- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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-BENCOR 3RD ADDITION

PT 01	North: 9855.7374	East : 5166.0912
Line	Course: N 00-01-45 W	Length: 240.5600
PT 02	North: 10096.2974	East : 5165.9688
Line	Course: N 89-31-56 E	Length: 140.0900
PT 03	North: 10097.4411	East : 5306.0541
Line	Course: N 00-04-02 W	Length: 50.1000
PT 04	North: 10147.5411	East : 5305.9953
Line	Course: N 89-38-18 E	Length: 9.9800
PT 05	North: 10147.6041	East : 5315.9751
Line	Course: N 00-03-30 E	Length: 55.0700
PT 06	North: 10202.6740	East : 5316.0312
Line	Course: N 89-27-51 E	Length: 149.9900
PT 07	North: 10204.0767	East : 5466.0146
Line	Course: S 00-00-36 W	Length: 345.4500
PT 08	North: 9858.6267	East : 5465.9543
Line	Course: S 89-26-50 W	Length: 299.8700
PT 01	North: 9855.7337	East : 5166.0983

CLOSURE-BEST SUPPLY ADDITION

1	North: 2407.1023	East :	-1041.8230
Line	Course: N 89-43-31 E	Length:	209.51
2	North: 2408.1068	East :	-832.3154
Line	Course: S 89-52-05 E	Length:	29.59
3	North: 2408.0387	East :	-802.7255
Line	Course: S 00-08-57 E	Length:	395.82
4	North: 2012.2200	East :	-801.6950
Line	Course: S 89-31-00 W	Length:	239.00
5	North: 2010.2039	East :	-1040.6865
Line	Course: N 00-09-53 W	Length:	396.90
1	North: 2407.1023	East :	-1041.8276