

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-10 -- BENCOR 2ND ADDITION

OWNER/APPLICANT: Bencor Properties, LLC, Attn: R. Walkowski, 90 S. Cascade Ave.,
Suite 330, Colorado Springs, CO 80903

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

LOCATION: Southeast corner of 13th St. North and Waco

SITE SIZE: 1.58 Acres

NUMBER OF LOTS

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

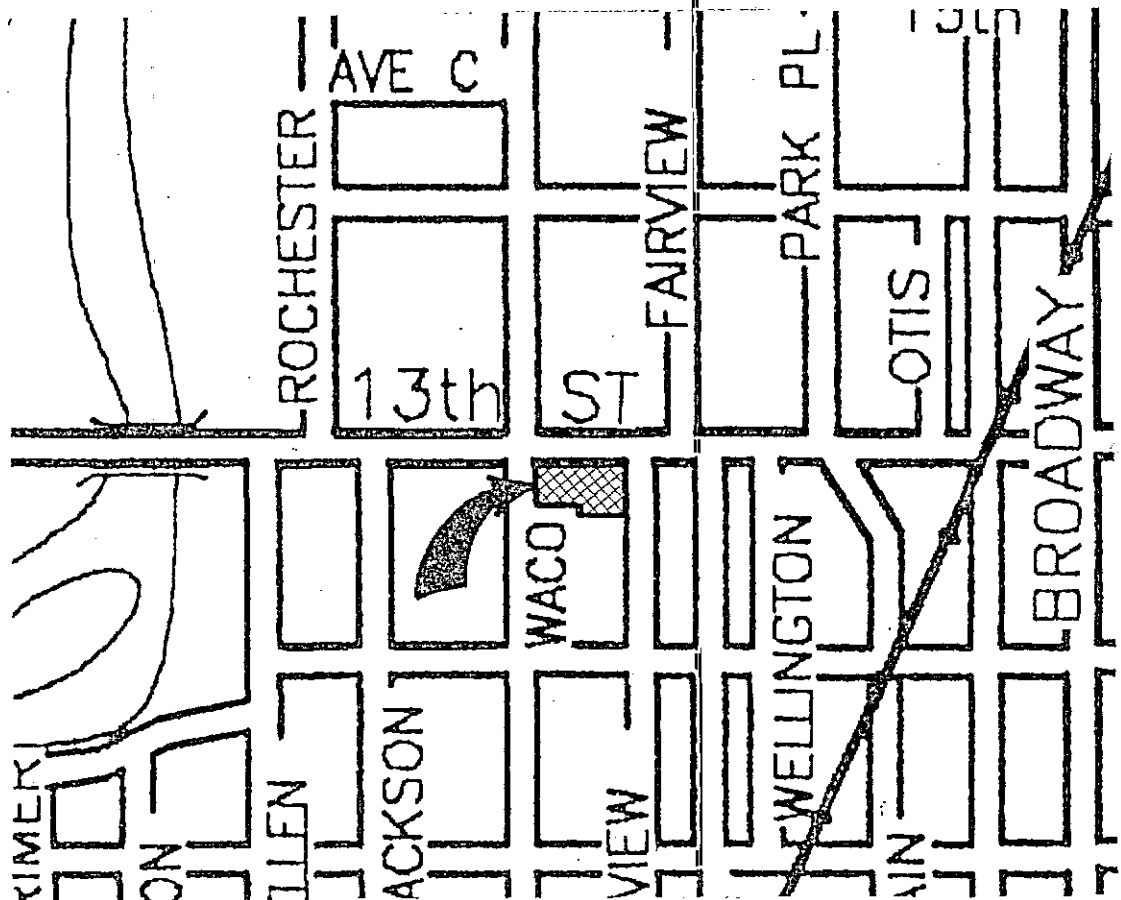
*Drainage improvement
at time of site development
guaranteed. SS abandonment.
Temp. easement to cover SS line.*

MINIMUM LOT AREA: 1.58 Acres

CURRENT ZONING: B, Multi-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3353) from B, Multi-Family Residential to LC, Limited Commercial. This site is also subject to a Protective Overlay addressing a site plan, landscaping, signs, and the existing alley. The plat involves the vacation of an existing north-south alley and the dedication of a connecting alley running east to Fairview. This is a replat of lots in the Lewellen's Addition.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any easements or guarantees.
- 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 concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both Waco and 13th St. North. In accordance with the approved site plan, no access openings are proposed along Fairview, and complete access control should be dedicated along Fairview. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plat's text. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 13th St. North and Waco are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. Traffic Engineering needs to comment on the need for additional right-of-way for 13th St. North or Waco. A 50-ft half-street right-of-way is typically required for arterials.
- G. 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.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. A "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- 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 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.
- 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.

Note: This site has been approved for a zone change (Z-3353) from B, Multi-Family Residential to LC, Limited Commercial. This site is also subject to a Protective Overlay addressing a site plan, landscaping, signs, and the existing alley. The plat involves the vacation of an existing north-south alley and the dedication of a connecting alley running east to Fairview. This is a replat of lots in the Lewellen's Addition.

STAFF COMMENTS:

18' Alley Pav.

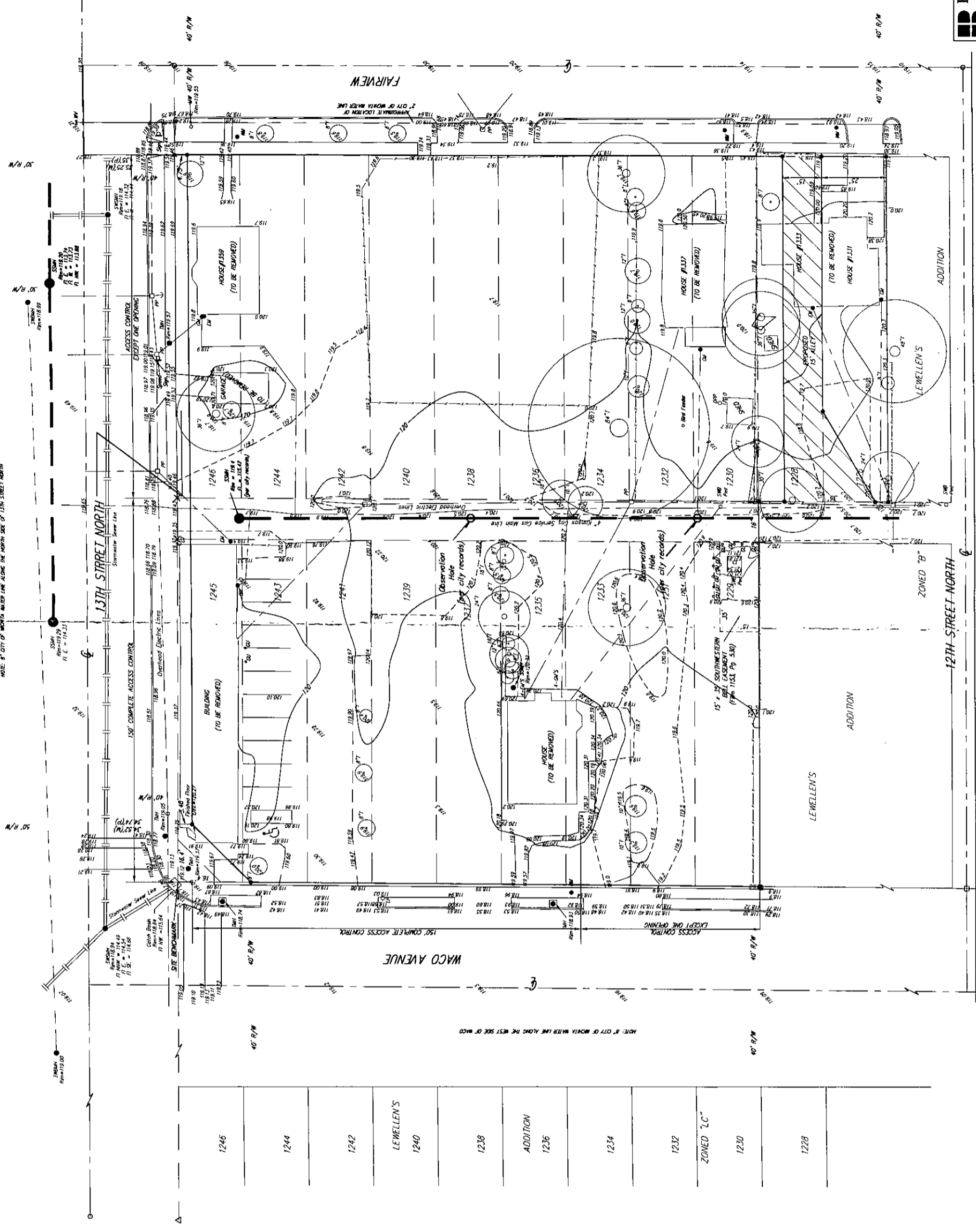
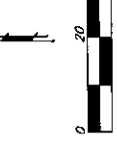
- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any easements or guarantees. A guarantee shall be submitted for abandonment of the existing sewer line. A temporary easement should be established to cover the sewer line until abandonment.
- B. 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. The plat proposes one access opening along both Waco and 13th St. North. In accordance with the approved site plan, no access openings are proposed along Fairview, and complete access control should be dedicated along Fairview. Distances should be shown for all segments of access control. The dedication of access controls shall be referenced in the plat's text. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of 13th St. North and Waco are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. Traffic Engineering needs to comment on the need for additional right-of-way for 13th St. North or Waco. A 50-ft half-street right-of-way is typically required for arterials. Traffic Engineering has approved a 40-ft half-street right-of-way. Contingent R/W?
- G. 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.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. A "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- J. The legal description shall be revised to reference Lot 1226 of the Lewellen's Addition and include a metes and bounds description of Reserve A.
- K. 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.

- 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.
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- 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. Southwestern Bell requests that the vacated alley be retained as a utility easement. Any relocation or reconstruction of utilities made necessary by this plat shall be the responsibility of the Applicant.
- 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 AutoCAD. This will be used by the City and County GIS Department..

UTILITY PLAN
BENCOR 2ND ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

NOTE: CITY OF WICHITA WATER MAIN LINE ALONG THE NORTH SIDE OF 13TH STREET NORTH

NOTE: CITY OF WICHITA WATER MAIN LINE ALONG THE WEST SIDE OF WACO AVENUE



1245	1243	1241 LEWELLEN'S	1239	ADDITION 1237	1235	1233 ZONED "B"	1231	1229
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1246	1244	1242	LEWELLEN'S 1240	1238	ADDITION 1236	1234	1232	ZONED "C"	1230	1228
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