

May 20, 1999

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

**CASE NUMBER:** S/D 99,33 - BFI ADDITION  
**OWNER/APPLICANT:** BFI Waste Systems of North America, Attn: Jim Spencer,  
2745 N. Ohio, Wichita, KS 67219  
**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211  
**LOCATION:** Northwest corner of West Street and 37th St. North  
**SITE SIZE:** 16.8 acres

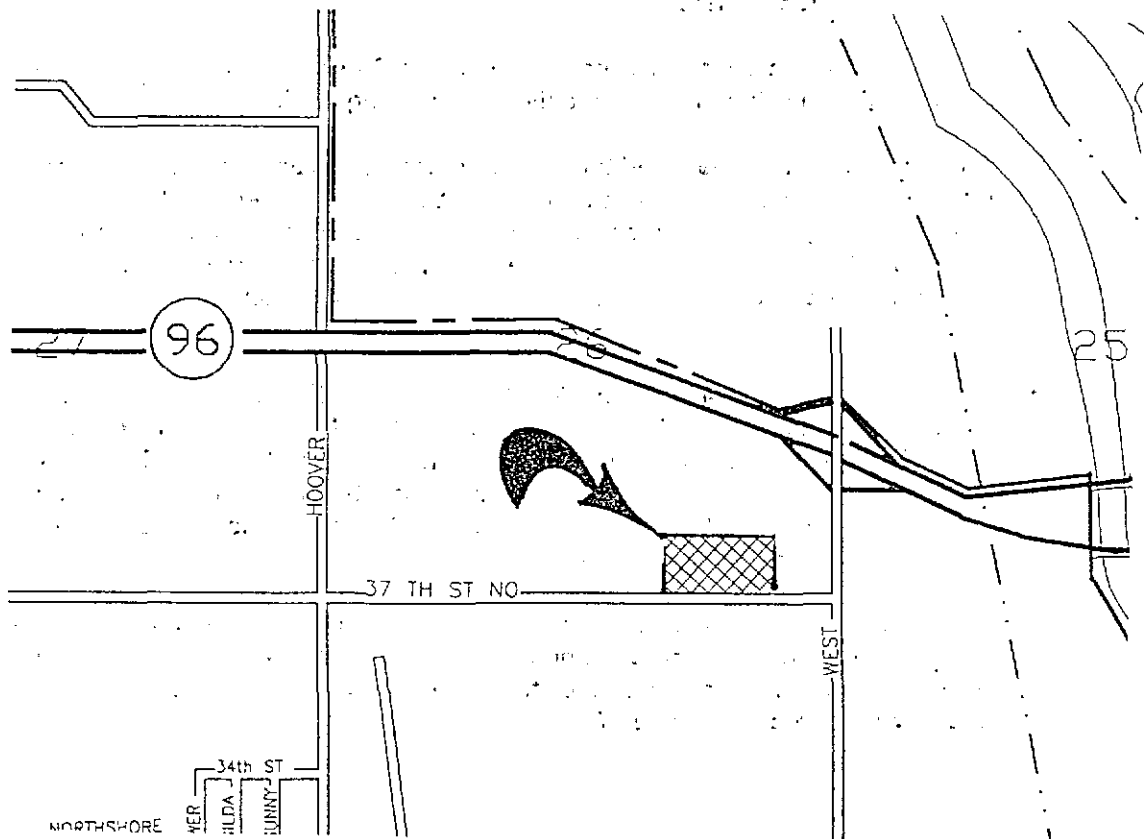
**NUMBER OF LOTS**

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

SW 1

**MINIMUM LOT AREA:** 16.8 acres  
**CURRENT ZONING:** SF-20, Single-Family Residential  
**PROPOSED ZONING:** LI, Limited Industrial

**VICINITY MAP**



Note: This site has been approved for a zone change (SCZ-0786) from SF-20, Single-Family Residential to LI, Limited Industrial in conjunction with a Conditional use (CU-512) for a solid waste transfer station. The site is located in the County within three miles of Wichita's city limits and designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. In accordance with the Conditional Use approval, the applicant shall guarantee the future extension of municipal water and sanitary sewer service to the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. In accordance with the Conditional Use approval, all runoff within the tipping facility shall drain to a holding facility and not to the storm water system. All outside runoff shall be properly controlled to prevent contamination.
- E. County Engineering needs to comment on the access controls. The plat denotes one major opening along 37th St. North on the east side of the site and one emergency access opening on the west side of the site.
- F. To allow for County Commission approval, the County Commissioners signature block needs to be added. Bill Hancock is the only signature required.
- G. In accordance with the Conditional use approval, the applicant shall guarantee the following improvements to 37th St. North and West Street, to an industrial standard paving thickness: southbound right turn lane on West Street at 37th Street, continuous decel lane along 37th Street North from West Street to the entrance of the transfer station, and 2-lane pavement on 37th Street from West Street to the main driveway entrance.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 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.
- 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 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.