

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6.

June 18, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-64 - CANYON PROPERTIES ADDITION

OWNER/APPLICANT: Canyon Properties, Inc., 104 S. Broadway, Suite 200,
Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.,
Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Central and Greenwich Road

SITE SIZE: 7.76 acres

NUMBER OF LOTS:

Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	7

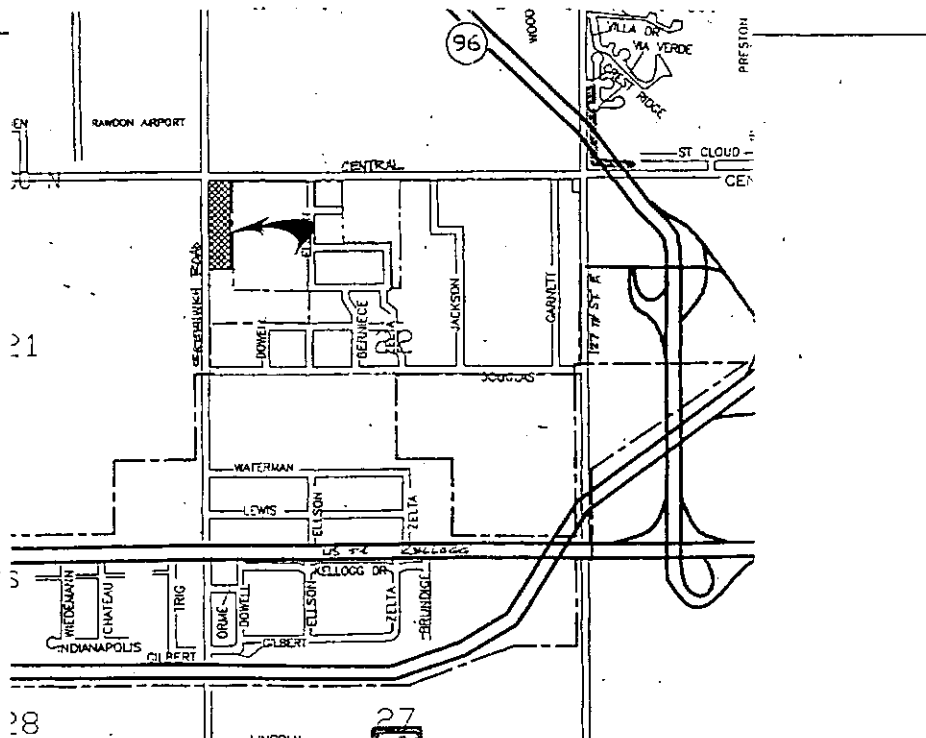
MINIMUM LOT AREA: 47,250 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

*Call PEC on drainage
Detention ?
Drainage easement ?
VSS*

VICINITY MAP



Note: This site has been approved for a zone change (SCZ-0756) from SF-20, Single-Family to LC, Limited Commercial subject to platting. The site is also subject to the Canyon Properties Community Unit Plan (DP-229). The property was annexed (A98-1) May 5, 1998.

STAFF COMMENTS:

- A. City water appears to be available to this site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. At this time, the property is part of the County's Four Mile Creek service area. The Applicant's agent indicates they would like this site to be serviced by the City's system. The Applicant should discuss sanitary sewer options with both engineering departments to determine where the guarantees should be filed.
- 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 shall comment on the platted access controls. Along Greenwich, the plat denotes one access opening per lot for lots 1, 4 and 5; and a joint access for Lots 2 and 3, and for lots 6 and 7. These access controls comply with the CUP. One access opening is also denoted for Lot 1 along Central which is consistent with the CUP.
- E. The joint access easements will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easement should also be addressed by the text of the instrument.
- F. A CUP Certificate shall be submitted to MAPD for recording with the Register of deeds prior to City Council consideration, identifying the approved CUP (referred as DP-229) and its special conditions for development on this property.
- G. The wall easement along the east and south lines of the plat shall be referenced in the plat's text.
- H. The signature block for the Deputy shall read, "Linda Kizzire".
- I. 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.)

- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

* CLOSURE CANYON PROPERTIES ADD. BY SCVHEZ. 7-14-98
 D A003

```

*****
A003          PLAT
*****
220          N 89°03'32.8"E  576640.6987 E 374668.1021 S 0+00
            175.0000 ft
225          N 75°08'28.4"E  576643.5723 E 374843.0785 S 1+75.0000
            83.4148 ft
6646         S 00°48'42.8"E  576664.9630 E 374923.7040 S 2+58.4148
            1274.1119 ft
6641         S 89°09'51.1"W  575390.9790 E 374941.7575 S 15+32.5267
            271.1658 ft
223          N 00°48'02.3"W  575387.0235 E 374670.6206 S 18+03.6925
            978.5879 ft
222          N 07°43'48.4"E  576365.5159 E 374656.9463 S 27+82.2804
            101.1187 ft
221          N 00°48'02.3"W  576465.7157 E 374670.5475 S 28+83.3991
            175.0000 ft
220          N 576640.6987 E 374668.1021 S 30+58.3991
LENGTH=    3058.3991 ft AREA=          337270.5 sf          7.7427 Acres
  
```