

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-126 -- CASA DE LA FAMILIA ADDITION

OWNER/APPLICANT: Casado-McKay, Inc., Attn: John McKay, 236 S. Topeka, Wichita, KS 67212

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

LOCATION: North of 29th St. North, West of Broadway

SITE SIZE: .56 Acres

NUMBER OF LOTS

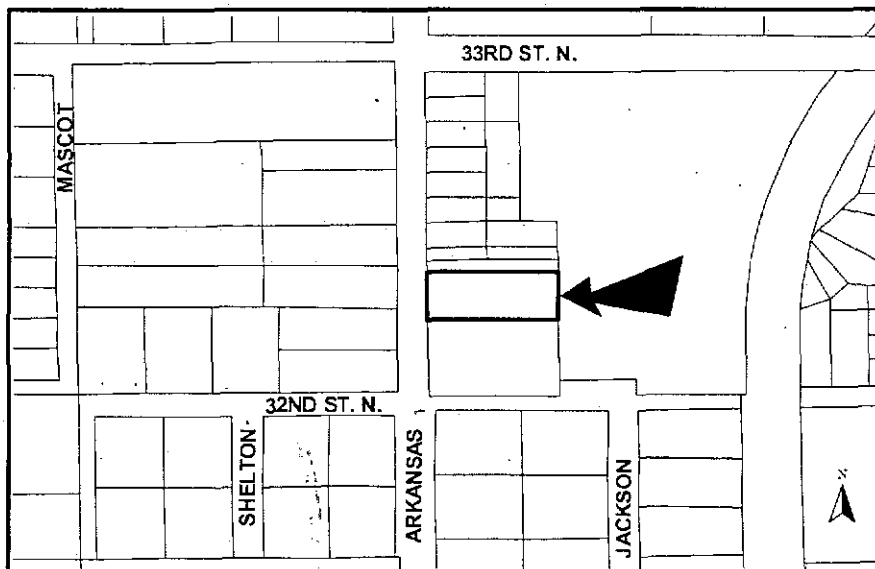
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,679 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2003-34) from SF-5, Single-Family Residential to GO, General Office subject to platting.

STAFF COMMENTS:

- A. Municipal services appear to be 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** needs to comment on the access controls. The plat proposes one access opening along Arkansas. **One opening is permitted along the south line of the property. Cross-lot access shall be permitted for the benefit of the abutting property to the south, if and when said lot is developed for non-residential use. A restrictive covenant or agreement shall be provided addressing this condition.**
- E. **Traffic Engineering** needs to comment on the need for additional street right-of-way along Arkansas which is classified as an arterial. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. **A 50-ft half-street right-of-way is needed.**
- F. 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.
- 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. 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.
- 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 316-946-4556) 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 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.
- 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 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) . This will be used by the City and County GIS Department.

Closure

CLOSURE - CASA DE LA FAMILIA ADDITION

PT 01	North: 5123.5365	East :	3041.6794
Line	Course: N 00-02-31 W	Length:	94.7100
PT 02	North: 5218.2464	East :	3041.6101
Line	Course: S 89-06-13 E	Length:	193.3900
PT 03	North: 5215.2210	East :	3234.9764
Line	Course: S 89-06-13 E	Length:	66.6900
PT 04	North: 5214.1777	East :	3301.6583
Line	Course: S 00-00-00 W	Length:	94.7100
PT 05	North: 5119.4677	East :	3301.6583
Line	Course: N 89-06-13 W	Length:	260.0100
PT 01	North: 5123.5354	East :	3041.6801