

STAFF REPORT
(FINAL PLAT, OVERALL PRELIMINARY PLAT APPROVED 1/6/00)

CASE NUMBER: SUB 2002-35 -- CHANG AND ARENSBERG 2ND ADDITION

OWNER/APPLICANT: City of Wichita, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202; (Contract purchaser) Chris Arensberg & Joe Chang, 7834 W. Prestwick, Wichita, KS 67212

AGENT: Robert Burns, 200 W. Douglas, 4th Floor, Wichita, KS 67202

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

LOCATION: South of Kellogg, East side of Hillside

SITE SIZE: .85 Acres

NUMBER OF LOTS

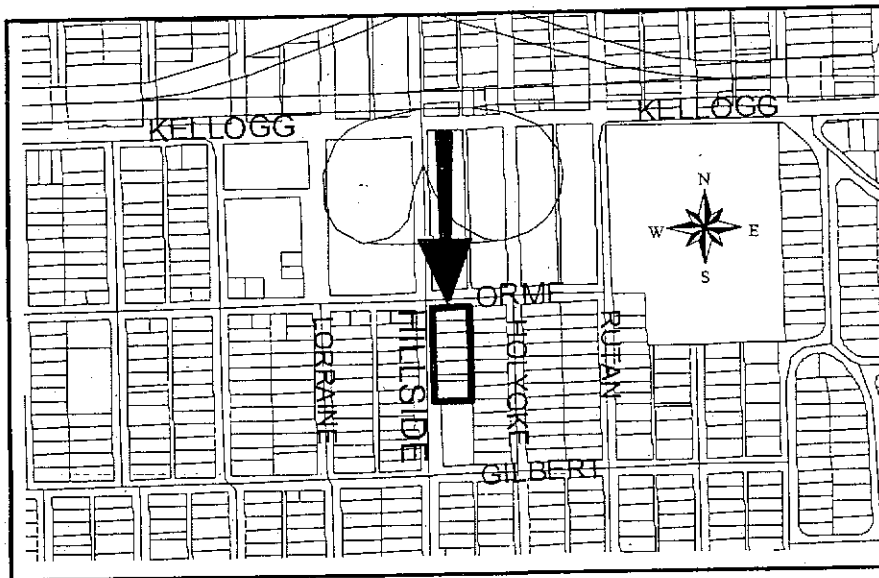
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 36,978 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



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NOTE: This is the final plat of a portion of the overall preliminary plat of Chang & Arensberg Addition, which was approved for this site on January 6, 2000. The final plat for the first phase consisted of the south portion of the site adjoining the south line of this plat and was approved by City Council February 27, 2001. A zone change (ZON 2002-12) was approved for this site subject to platting.

Planning Staff recommends approval of the plat.

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. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **Traffic Engineering** needs to comment on the access controls. The applicant proposes one opening along Hillside limited to rights-in/rights-out along the south line of the plat.
- F. A cross-lot access agreement shall be provided with the property to the south in accordance with the zone change approval.
- G. As a commercial plat adjacent to a non-arterial street, the Subdivision regulations require a sidewalk along Orme.
- H. 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.
- I. **County Surveying** has advised that the benchmark needs an elevation denoted.
- J. All owners that are denoted on the application have not been included as signatories to the plat. These owners need to be added to the final tracing or documentation provided that such interests are no longer involved with this site.
- K. 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.
- 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.)

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- 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.
- N. 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.
- O. 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.
- 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.
- 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.

changclosure

CLOSURE: CHANG & ARENSBERG 2ND ADDITION

POINT 1: North: 5242.2544 East : 5339.9535
Line Course: S 89-55-20 W Length: 112.5300
POINT 2: North: 5242.1017 East : 5227.4236

Line Course: N 02-54-29 E Length: 150.1600
POINT 3: North: 5392.0683 East : 5235.0418

Line Course: N 00-42-15 E Length: 199.9600
POINT 4: North: 5592.0132 East : 5237.4992

Line Course: N 89-54-02 E Length: 102.4900
POINT 5: North: 5592.1911 East : 5339.9890

Line Course: S 00-00-22 W Length: 349.9300
POINT 1: North: 5242.2611 East : 5339.9517

CLOSURE- CHANG + ARENSBERG ADD

L001

1		N	5000.000	E	5000.000	S	0+00
S	89-56'15.0"W		117.600				
2		N	4999.872	E	4882.400	S	1+17.600
N	00-01'20.0"E		166.460				
3		N	5166.332	E	4882.465	S	2+84.060
N	03-27'01.0"E		83.620				
4		N	5249.800	E	4887.497	S	3+67.680
N	89-55'20.0"E		112.530				
5		N	5249.953	E	5000.027	S	4+80.210
S	00-00'22.3"W		249.953				
1		N	5000.000	E	5000.000	S	7+30.163
LENGTH=	730.163	AREA=	29175.196 SF				.670 ACRES