

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-58 -- CLAASSEN'S CORNER ADDITION

OWNER/APPLICANT: L & D Real Estate, P.O. Box 519, Kechi, KS 67067

AGENT: Dan Claassen, 14300 E. 61st St. N., Wichita, KS 67228

SURVEYOR/ENGINEER: Goedecke Engineering Co., 205 S. Main, P.O. Box 629, El Dorado, KS 67042

LOCATION: Northwest corner of K-254 Highway (61st St. North) and 143rd St. East

SITE SIZE: 6.23 acres

NUMBER OF LOTS

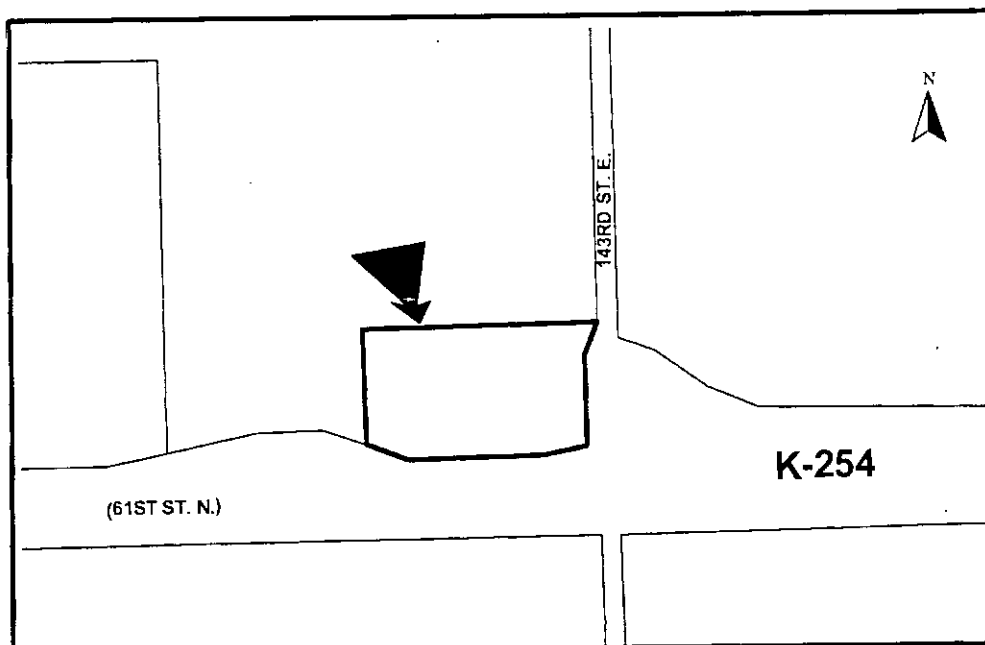
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.1 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: RR, Rural Residential, GC, General Commercial

VICINITY MAP



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NOTE: This is unplatted property located in the County. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. A portion of the site has been approved for a zone change (ZON 2001-02) from RR, Rural Residential to GC, General Commercial. A Protective Overlay was also approved for this site addressing permitted uses. In addition, a Conditional Use (CON2001-02) was approved for agriculture sales and service.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.**
- B. The site is currently located within the Rural Water District No. 5. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- 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. **A drainage plan is needed identifying existing drainage structures.**
- E. **County Engineering** has requested the dedication of a major intersection street right of way from the centerline of K-254.
- F. The right-of-way dimensions need to be shown.
- G. **County Surveying** has requested dimensions from the south line to the section line.
- H. Additional right-of-way is needed along 143rd St. East. The Access Management Regulations require a 60-ft half-street right-of-way width along rural arterials.
- I. If any drainage will be directed onto K-254, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- J. **County Engineering** needs to comment on the access controls. The plat proposes complete access control along K-254 (61st St. North) and complete access control along the south 200 feet of frontage along 143rd St. East. **"Complete access control" shall be platted along K-254. "Complete access control" shall be platted along 143rd St East except for location of one existing opening.**
- K. The plattor's text shall note the dedication of the street to and for the use of the public.
- L. The front building setback needs to be revised to reference "building setback".

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- M. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- N. 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.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.

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- X. 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.

C:\DRAWINGS\7151 Boundary.clo

From PNT	Bearing	Distance	Northing	Easting	To Pnt
1	N00°03'17"W	355.62	0.000	0.000	2
2	S89°56'53"E	705.00	355.620	-0.340	3
3	S18°55'26"W	105.76	354.981	704.660	4
4	S00°01'45"E	279.86	254.937	670.361	5
5	S79°53'51"W	138.81	-24.923	670.503	6
6	N89°42'31"W	410.14	-49.272	533.845	7
7	N69°07'20"W	132.41	-47.186	123.711	8

Square Feet : 267751.3 Acres : 6.147

Square Metres: 24874.91 Hectares : 2.487

TOTAL Traverse Distance : 2127.60

TOTAL Traverse Perimeter: 2127.60

TOTAL Traverse Stations : 8

CLOSURE Direction : S70°40'12"E

CLOSURE Distance : 0.01

ERROR of Closure : 1:362436

Frontage: 2127.600000.