

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 18.

May 7, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-41 - COPPER GATE ADDITION
OWNER/APPLICANT: John Dugan, 2416 Morning Dew, Wichita, KS 67205
SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
LOCATION: Northwest and southwest corner of 13th St. North and 135th St. West

SITE SIZE: 26.45 acres

VSS.

NUMBER OF LOTS

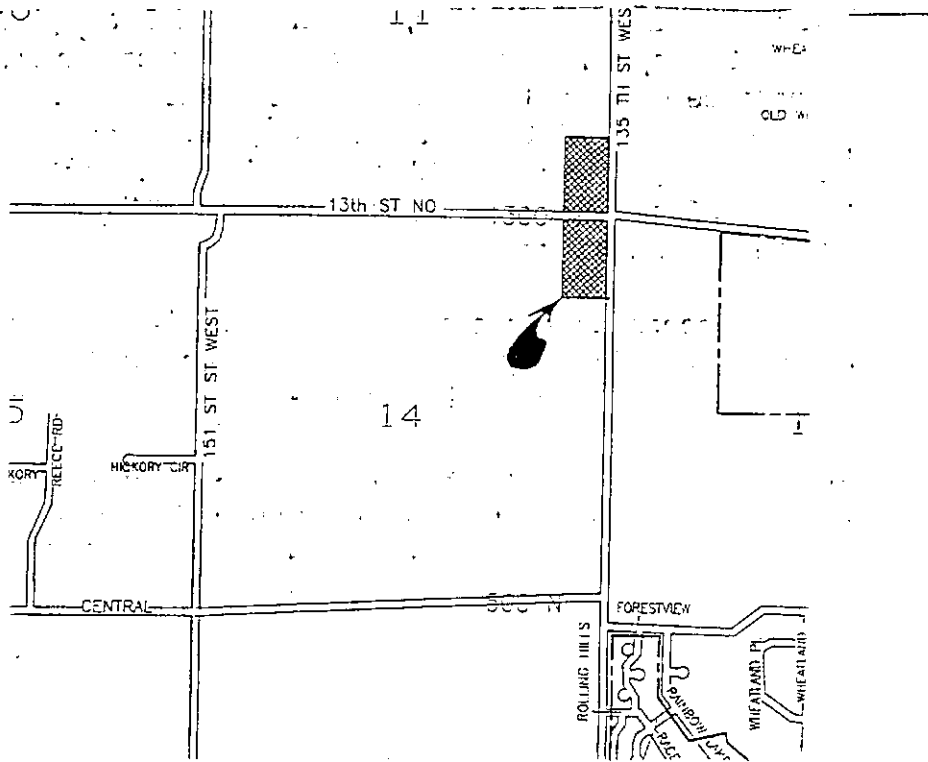
Residential:
Office:
Commercial: 7
Industrial:
Total: 7

MINIMUM LOT AREA: 30,624 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "urban reserve" by the Wichita-Sedgwick County Comprehensive Plan, and outside the area that can be served at this time by the City sewer system. This site has been approved for a zone change (SCZ-0761) from SF-20, Single-Family Residential to LC, Limited Commercial subject to platting. The site also is governed by the Copper Gate Commercial CUP (DP-231).

STAFF COMMENTS:

- A. City Engineering needs to indicate 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. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the acceptability of the access controls. In regards to the southern tract, the plat denotes three openings along 135th St. West - a joint opening between lots 1 and 2, one opening for lot 1, and one opening for lot 3 in accordance with the CUP. Also for the southern tract, the plat denotes two openings along 13th St. North, both located within lot 1 and complete access control along lot 3; whereas the CUP permitted one opening for lots 1 and 3. A CUP adjustment will be needed if this revision is approved.

In regards to the northern tract, the plat denotes three openings along 135th St. West - two openings for lot 4, and a joint access between lots 2 and 3, in accordance with the CUP. Also for the northern tract, the plat denotes two openings along 13th St. North for Lot 4, with complete access control along lots 1 and 2; whereas the CUP required both of these openings to be joint accesses. Cross-lot access agreements and a CUP adjustment will be needed if this revision is approved.

- E. The joint access openings will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- F. In regards to street improvements, the CUP required guarantees for 135th Street West and 13th Street North for improvement to three lanes from major openings to the intersection and two lanes beyond along the frontage. The CUP

also required guarantees for 135th St. West and 13th St. North for the installation of acceleration and deceleration lanes.

- G. Per the CUP, a cross-lot circulation agreement will be needed to insure vehicular circulation between all lots.
- H. 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-231) and its special conditions for development on this property.
- 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 - COPPER GATE ADD.

L001

1			N	5000.000	E	5000.000	S	0+00
2	SOUTH	1058.700						
3	S 89-35'25.0"W	585.010	N	3941.300	E	5000.000	S	10+58.700
4	NORTH	1058.700	N	3937.117	E	4415.005	S	16+43.710
5	N 00-00'30.0"E	1058.700	N	4995.817	E	4415.005	S	27+02.410
6	N 89-35'25.0"E	585.010	N	6054.517	E	4415.159	S	37+61.110
7	S 00-00'30.0"W	1058.700	N	6058.700	E	5000.154	S	43+46.120
8	1		N	5000.000	E	5000.000	S	54+04.820
LENGTH=		5404.820	AREA=	1238667.852	SF	28.436 ACRES		