

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-110 -- CORNEJO EAST ADDITION

OWNER/APPLICANT: Triple J of Wichita, LLC, Attn: Chuck Hill, P.O. Box 16204, Wichita, KS 67216

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

LOCATION: North of Central, East side of Webb Road

SITE SIZE: 1.81 acres

NUMBER OF LOTS

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

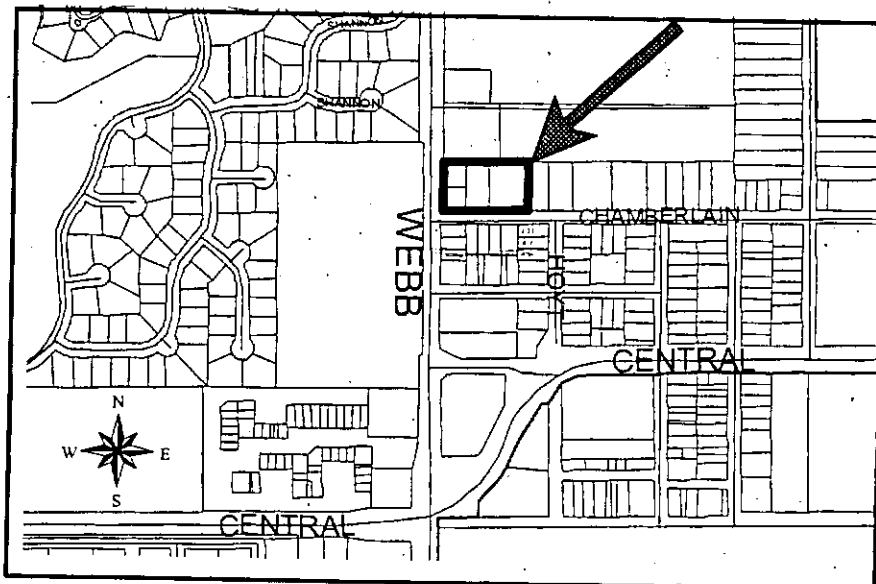
MINIMUM LOT AREA: 1.81 acres

CURRENT ZONING: SF-5, Single-Family Residential; GC, General Commercial

PROPOSED ZONING: GC, General Commercial

Detection 7

VICINITY MAP



NOTE: The site has been approved for a zone change (ZON 2002-33) from SF-5, Single-Family Residential to GC, General Commercial subject to platting.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Sanitary sewer services appear to be available to serve the site. The applicant shall guarantee the extension of City water to serve the lot being platted. City Engineering needs to comment on the need for other 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 Webb Road. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering requests the dedication of complete access control along Webb Road.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Chamberlain in accordance with the 70-ft commercial street standard. An additional 5-ft right-of-way is requested.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Traffic Engineering has requested the Applicant to guarantee the paving of Chamberlain abutting the property to the business/industrial street standard.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- J. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is only in the party now shown on the final plat.
- K. The plat's 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.

CORNCLOSE

CLOSURE - CORNEJO EAST ADDITION

PT 01	North: 6051.2638	East : 12155.2424
Line	Course: N 00-00-00 E	Length: 211.4100
PT 02	North: 6262.6738	East : 12155.2424
Line	Course: S 89-58-47 E	Length: 95.1300
PT 03	North: 6262.6401	East : 12250.3724
Line	Course: S 89-58-47 E	Length: 269.8700
PT 04	North: 6262.5446	East : 12520.2423
Line	Course: S 00-00-37 W	Length: 210.7600
PT 05	North: 6051.7846	East : 12520.2045
Line	Course: S 89-55-07 W	Length: 364.9600
PT 01	North: 6051.2662	East : 12155.2449