

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-71 -- COX COMMUNICATIONS ADDITION

OWNER/APPLICANT: Cox Communications Kansas, Attn: Linda Jurgensen, 701 E. Douglas, Wichita, KS 67202

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Bob Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: East of 383rd St. West, South side of Harry

SITE SIZE: .14 Acres

NUMBER OF LOTS

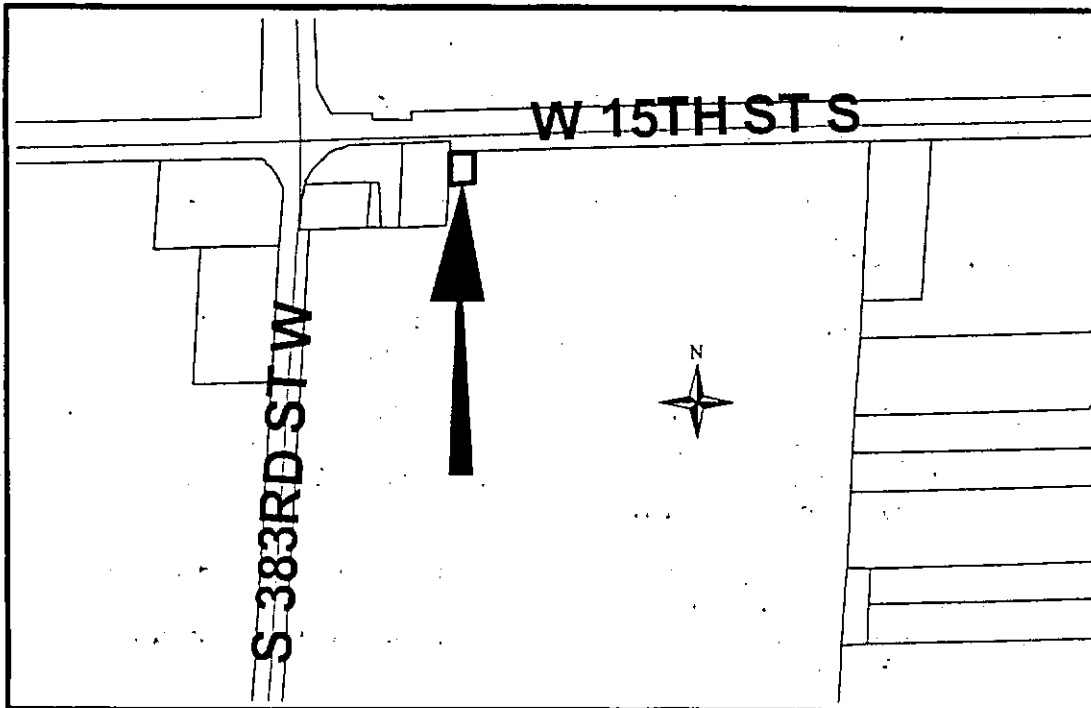
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6,280 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Cheney Area of Influence. A Conditional Use (ZON 2001-18) was approved for the site to allow for a Major Utility, an electronics building for Cox Cable. The site is located in the Cheney Area of Influence.

STAFF COMMENTS:

- A. Although water services are available from Garden Plain, municipal services are not needed for this unmanned site. County 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. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes access control except for one opening along Harry. The final plat tracing shall reference the access controls in the plat's text.
- E. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- F. The signature line for the County Commissioners needs to only reference "Carolyn McGinn, Chair".
- G. The City Council certification may be deleted as this plat is located in the County.
- H. The legal description needs to have a bearing corrected.
- I. The Applicant is advised that if platted, the building setback must be 25 feet to conform with the Zoning setback standard for County section line roads.
- J. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- K. A revision to the platting binder will need to be submitted with the final tracing showing that the site's ownership is only in the party now shown on the final plat.
- L. 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.
- M. 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.)

- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.