

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
NOVEMBER 13, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-124 -- CY WIGGANS ADDITION

OWNER/APPLICANT: Cy Wiggans, 251 S. Hillside, Wichita, KS 67211

SURVEYOR/ENGINEER: Savoy Company, P.A., Attn: Mark A. Savoy, 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: West side of Hillside, North of Kellogg

SITE SIZE: .15 Acres

NUMBER OF LOTS

| | |
|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | <u>1</u> |

MINIMUM LOT AREA: 5,376 Sq. Ft.

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: This is a replat of lots in the Hillside Muellers Subdivision and the Richlands 2nd Addition. The Applicant proposes a zone change (ZON 2003-56) from TF-3, Two-Family Residential to GO, General Office.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat denotes complete access control along both perimeter streets with an ingress/egress easement that provides access to this site from the adjacent property to the north. A copy of the ingress/egress easement shall be provided.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Hillside. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban arterials. The Hillside right-of-way width is approved.
- F. The Applicant has platted a 5-ft building setback along Waterman which represents an adjustment of the Zoning Code standard of a 15 feet street side setback for the GO, General Office District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. 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.
- H. 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.
- 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- 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 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.
- 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to OMAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.