

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 5, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-100 - DANIEL L. CLAASSEN ADDITION

OWNER/APPLICANT: Mercury Mortgage, Attn: Jeff Sargent, 239 Pattie, Wichita, KS 67211; Ronnie Wilderom, 5326 S. Broadway, Wichita, KS 67216; Dan Claassen (contract purchaser), 4141 Danbury, Wichita, KS

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North of 55th St. South on the east side of Broadway

SITE SIZE: 2.32 acres

NUMBER OF LOTS

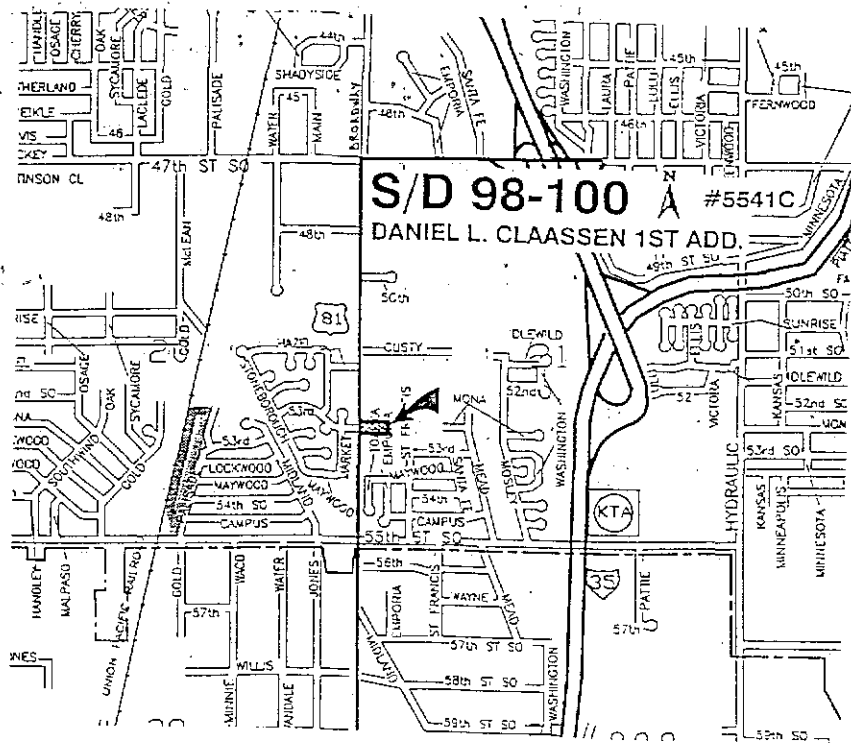
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 15,487 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: The Applicant has requested a zone change (Z-3297) from SF-6, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change (Z-3297) and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, the associated zone change shall have been approved.
- B. City Engineering needs to verify if any guarantees for municipal services or any easements are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. Traffic Engineering needs to comment on the number of allowable access openings along Broadway. The dedication of access controls shall be included on the final plat tracing and referenced in the plat's text. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- G. The spelling of "Claassen" needs to be corrected on the final plat tracing.
- H. The MAPC Chairman needs to be revised to "William M. Johnson".
- I. Traffic Engineering needs to comment on the need for improvements to Broadway.

- J. The Applicant is reminded that a platting binder is required with the final plat tracing.
- K. The lot depth to width ratio exceeds 3 to 1 for Lot 2, and a modification from the Subdivision regulations will be needed for approval of this plat.
- 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.)
- 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 316-729-0102) 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. This will be used by the City and County GIS Department.

BROADWAY

53RD

