

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9
February 4, 1999

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-7 - DAVIS - MOORE 13TH ADDITION

OWNER/APPLICANT: T.G. Davis, Jr. and K-DA, Inc., P.O. Box 780047, Wichita, KS 67278

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

AGENT: Everett C. Fettis, 120 S. Market, Wichita, KS 67202

LOCATION: South of Kellogg, West of Woodlawn

SITE SIZE: 2.3 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	2

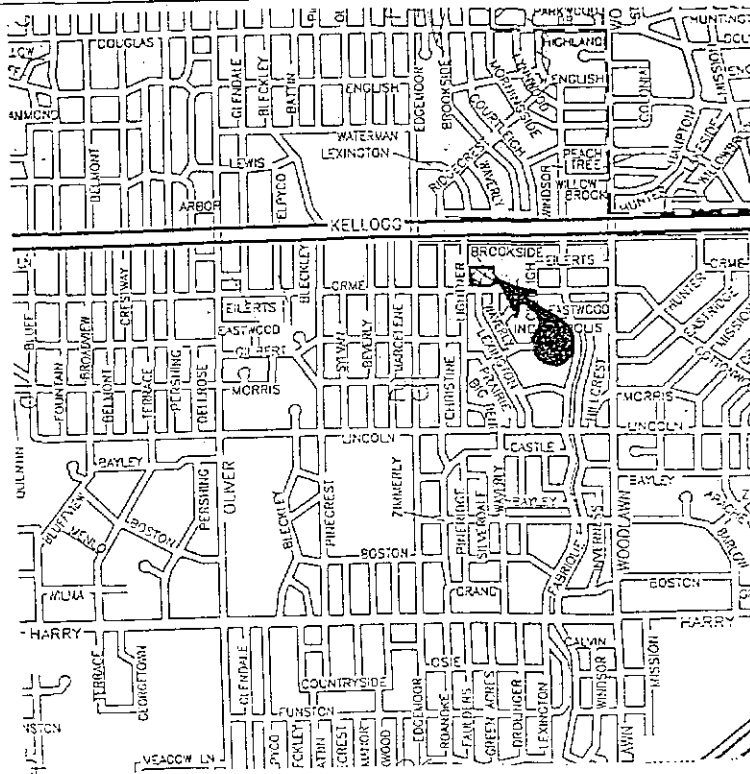
Increase to 20' Easement

MINIMUM LOT AREA: 2.3 acres

CURRENT ZONING: LC, Limited Commercial
TF-3, Two-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This is a replat of the Driver Addition consolidating 12 lots into one lot and includes the vacation of Lexington Street. A portion of the site (Lot 8, Driver Addition) has been approved for a zone change (Z-3298) from TF-3, Two-Family to LC, Limited Commercial zoning subject to platting for the expansion of an auto dealership. The plat is also subject to a Community Unit Plan (DP-183 #10).

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements are required.
- 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. In accordance with the zone change, drainage issues need to be addressed for the entire CUP, which extends north to Kellogg and east to Fabrique. A drainage plan for the entire site shall be submitted which includes a design for the detention of storm water runoff, established for a five year flood.
- D. The surveyor's certification shall reference the replatting of Lot 14, Drivers Addition.
- E. The applicant shall guarantee the closure of the vacated street return for Lexington Road.
- F. The plat depicts complete access control along Orme and two existing access points along Lightner. The plat's text shall note that the access controls are being dedicated to the "City of Wichita".
- G. 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.
- H. The final plat tracing shall reference a tie point to a section corner.
- I. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Davis-Moore Community Unit Plan DP-183 Amendment #10.
- J. 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.)
- K. 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.

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

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(One-Step Final Plat, Deferred 2/4/99)

CASE NUMBER: S/D 99-7 - DAVIS - MOORE 13TH ADDITION

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AGENT: Everett C. Fettis, 120 S. Market, Wichita, KS 67202

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SITE SIZE: 2.3 acres

NUMBER OF LOTS

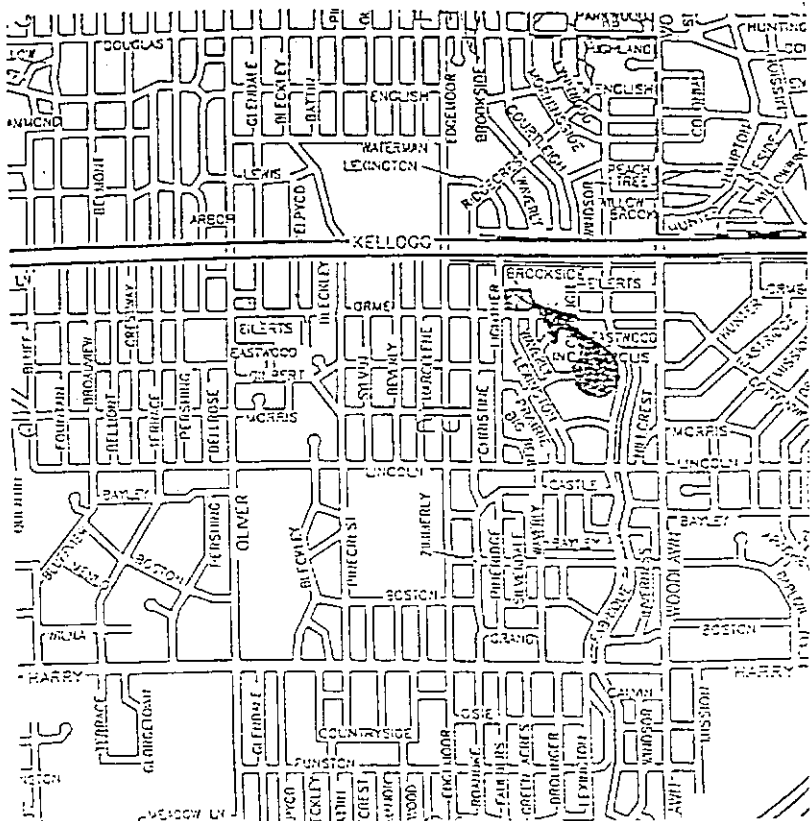
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