

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
JULY 31, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-81 -- DEN ADDITION

OWNER/APPLICANT: David E. Norris, P.O. Box 47719, Wichita, KS 67201

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

LOCATION: West of Oliver, North side of 31st St. South

SITE SIZE: 3 acres

NUMBER OF LOTS

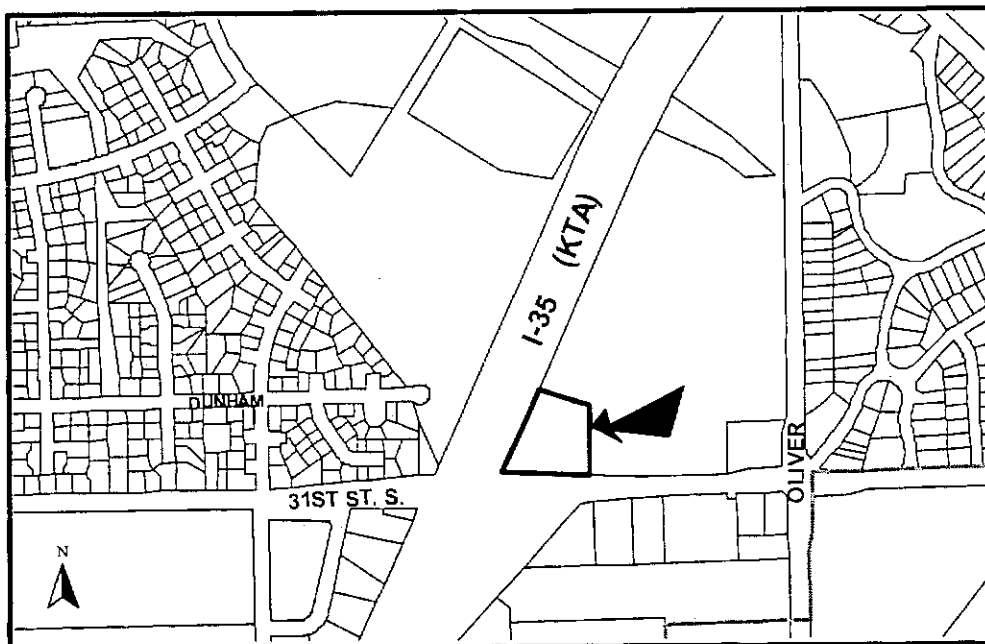
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 3 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-69) from SF-5, Single-Family Residential to LI, Limited Industrial subject to platting. A Protective Overlay (P-O #120) was also approved for this site addressing uses, outside storage and screening.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City 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. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- D. If any drainage will be directed onto Kansas Turnpike, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. Complete access control has been dedicated along 31st St. South. Access to the site will be through an access easement from the abutting property to the east. Complete access control needs to be dedicated along the Turnpike.
- F. The right-of-way width of 31st St needs to be denoted.
- G. The access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- 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. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- J. The recording information indicated for the proposed pipeline easement needs to be indicated on the plat.
- K. 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.
- L. The plattor'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.

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- 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 316-946-4556) 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 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.
- 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.

CLOSURE.txt

CLOSURE - DEN ADDITION

PT 01	North: 9605.0315	East : 17221.7040
Line	Course: N 84-14-40 W	Length: 440.3600
PT 02	North: 9649.1928	East : 16783.5639
Line	Course: N 25-39-40 E	Length: 426.1700
PT 03	North: 10033.3301	East : 16968.1157
Line	Course: S 69-38-01 E	Length: 271.0300
PT 04	North: 9939.0057	East : 17222.2026
Line	Course: S 00-05-10 W	Length: 333.9700
PT 01	North: 9605.0361	East : 17221.7007

MISCLOSURE:

Line	Course: S 35-31-47 E	Length: 0.0056
	North: 9605.0315	East : 17221.7040