

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 99-76 -- DULING ADDITION

OWNER/APPLICANT: Ray Duling, P.O. Box 771081, Wichita, KS 67277

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

LOCATION: Northwest corner of 119<sup>th</sup> St. West and 21<sup>st</sup> St. North

SITE SIZE: 3.78 Acres

NUMBER OF LOTS

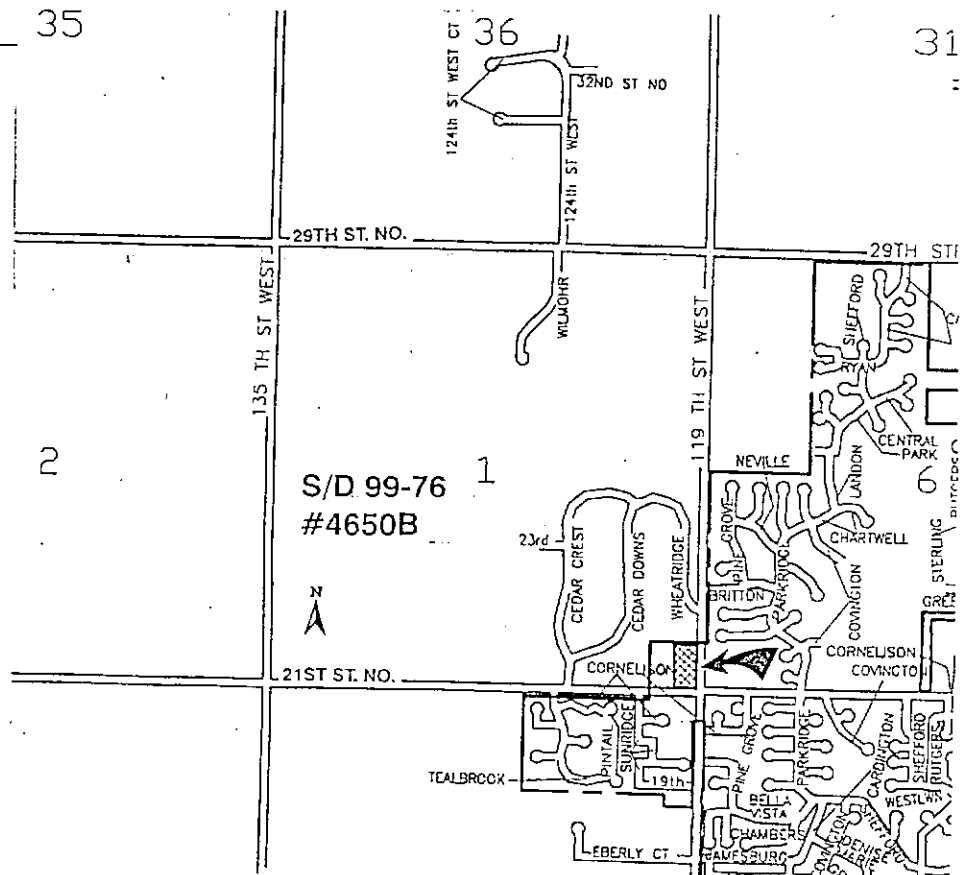
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.78 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



**Note:** This site has been approved for a zone change (Z-3331) from SF-6, Single-Family Residential to LC, Limited Commercial. The site is also subject to a Protective Overlay (P-O #58) which addresses uses and signage.

**STAFF COMMENTS:**

- A. City water service is available to serve the site. This site is located outside of the Northwest Wichita sanitary sewer growth limits. City Engineering needs to comment on the availability of sewer service.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along 119<sup>th</sup> St. West and one access opening along 21<sup>st</sup> St. North. The plat also denotes 175 feet of complete access control from the intersection of the perimeter streets. Distances shall be shown for all segments of access control. In accordance with the Subdivision Regulations, right turns only are permitted for access openings within 250 feet of the intersection.
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. A "Notice of Protective Overlay" document indicating the Protective overlay has been filed with the MAPD shall be submitted.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- 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 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.
- 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 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.

# CLOSURE - DULING ADDITION

L001

*****						
1		N	5000.000	E	5000.000	S 0+00
S	89-43'23.0"W	350.040				
2		N	4998.308	E	4649.964	S 3+50.040
N	01-30'26.0"E	659.970				
3		N	5658.050	E	4667.323	S 10+10.010
N	89-42'57.0"E	349.890				
4		N	5659.785	E	5017.209	S 13+59.900
S	01-29'38.7"W	660.009				
1		N	5000.000	E	5000.000	S 20+19.909
LENGTH=	2019.909	AREA=	230861.694 SF		5.300 ACRES	