

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 98-120 - DUNNEGAN INDUSTRIAL ADDITION

**OWNER/APPLICANT:** Gerald L. Dunnegan, 3330 E. MacArthur Road, Wichita, KS 67216

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**AGENT:** Robert L. Kaplan, 430 N. Market, Wichita, KS 67202

**LOCATION:** North side of MacArthur Road, West of K-15

**SITE SIZE:** 10.09 acres

**NUMBER OF LOTS**

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

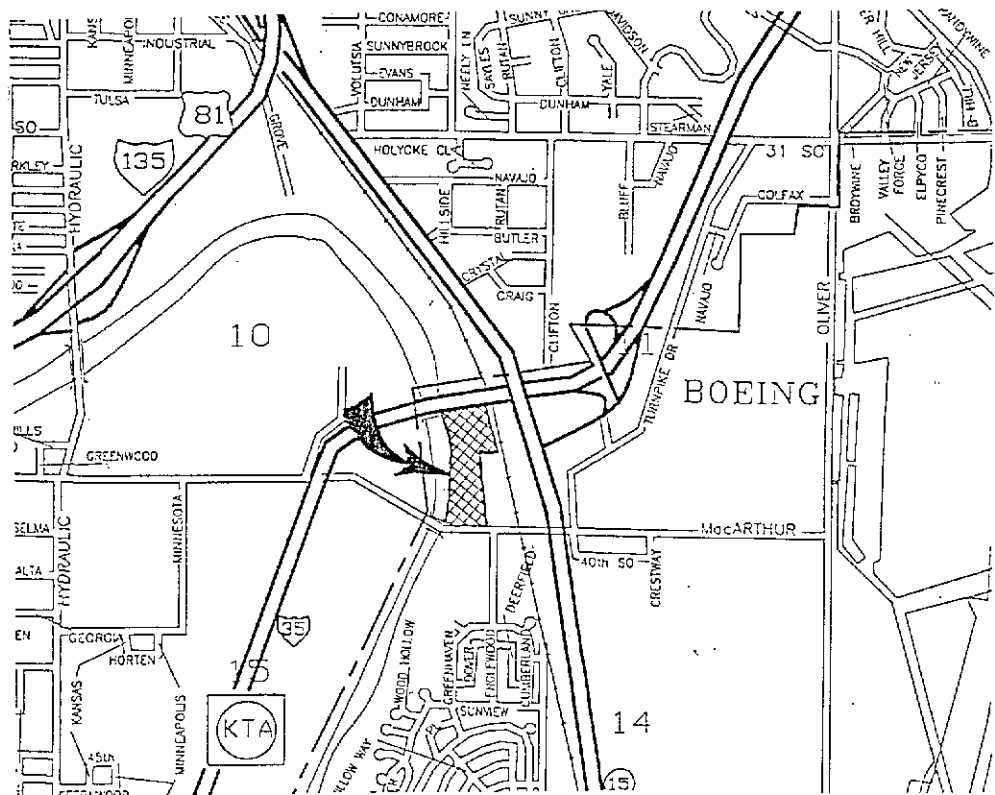
*✓ Water*

**MINIMUM LOT AREA:** 10.09 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County adjacent to Wichita's City limits. A Conditional Use (CU-481) has been approved for this site to operate a salvage yard.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits on the north, the applicant shall submit a request for annexation.
- B. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.  
  
The Conditional Use limited the site for disposal of only domestic sewage. A restrictive covenant shall be submitted assuring that only residential-type wastes would be generated until such time as a municipal sewer system becomes available.
- C. In accordance with the Conditional Use approval, a revised site plan shall be submitted which indicates the location of a future bike path. It is requested that the plat denote a public access easement for the bike path.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering shall verify that the western boundary of the plat has been established outside of the required floodway easement, in accordance with the Conditional use approval.
- F. County Engineering needs to comment on the need for any additional right-of-way for MacArthur Road.
- G. The site currently has one access opening along MacArthur. The plat denotes access control except for two openings along MacArthur. County Engineering needs to comment on the acceptability of these access controls. Distances shall be denoted on the final plat for all segments of access control. The final plat shall reference the access controls in the plat's text.
- H. The final plat shall reference a tie point to a section corner.
- I. 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.
- J. 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.

- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 12/31/98)

**CASE NUMBER:** S/D 98-120 - DUNNEGAN INDUSTRIAL

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**AGENT:** Robert L. Kaplan, 430 N. Market, Wichita, KS 67202

**LOCATION:** North side of MacArthur Road, West of K-15

**SITE SIZE:** 10.09 acres

**NUMBER OF LOTS**

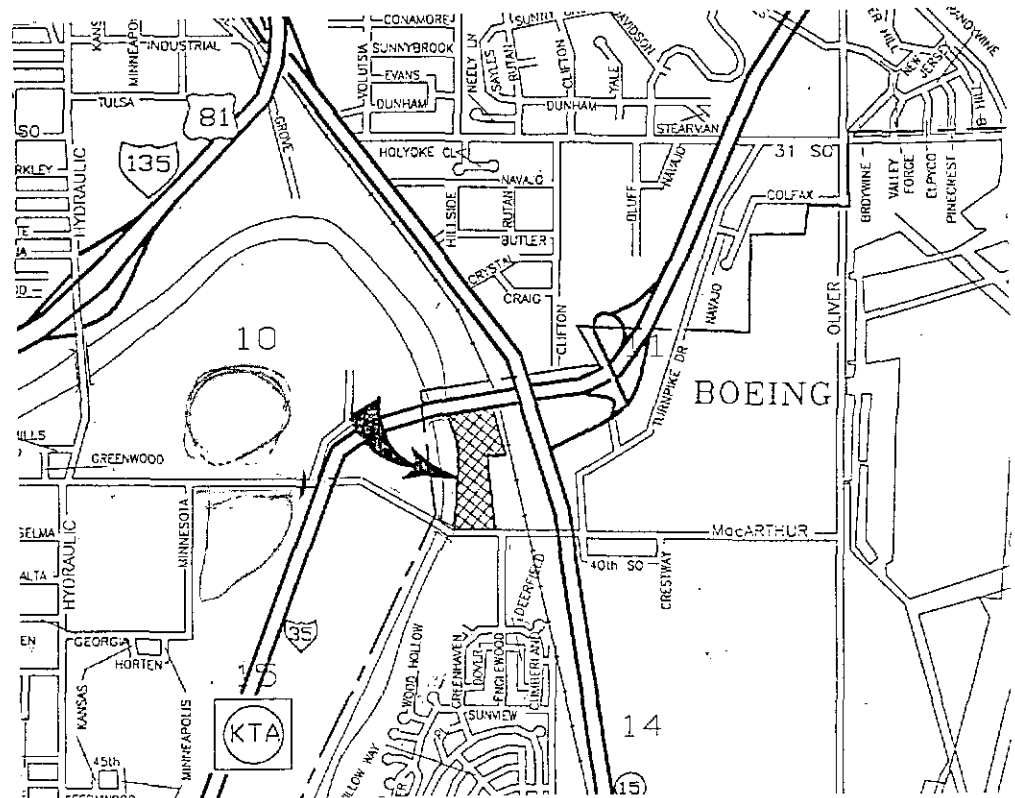
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 10.09 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County adjacent to Wichita's City limits. A Conditional Use (CU-481) has been approved for this site to operate a salvage yard.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits on the north, the applicant shall submit a request for annexation.
- B. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

The Conditional Use limited the site for disposal of only domestic sewage. A restrictive covenant shall be submitted assuring that only residential-type wastes would be generated until such time as a municipal sewer system becomes available.

City Engineering requests a guarantee for sanitary sewer and City water extension.

- C. Applicant shall meet with the Transportation Division of the MAPD to discuss the need for a public access easement for a future bike path as referenced in the Conditional Use approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering shall verify that the western boundary of the plat has been established outside of the required floodway easement, in accordance with the Conditional use approval.
- F. County Engineering needs to comment on the need for any additional right-of-way for MacArthur Road. A 60-ft right-of-way is required and has been denoted on the final plat.
- G. City Engineering has limited the site to one access opening along MacArthur. The other opening shall be emergency access only and be right-turn only ingress and right-turn only egress. City Fire has required that the emergency access opening be located as distant as possible from the existing access opening.
- H. The final plat shall reference a tie point to a section corner.
- I. The bearings and distances of the utility easement need to be identified.
- 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. **KG&E has requested additional easements that have not been denoted on the final plat.**
- 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.