



For a day, a week, a lifetime.

6110 North Hydraulic
Park City, KS 67219-2499
Tel 316-744-2026
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RECEIVED

APR 18 2001

METROPOLITAN PLANNING
ROUTE _____

April 17, 2001

Mr. Neil Evan Strahl, Senior Planner
Current Plans Division
MAPD
City Hall-10th Floor
455 North Main
Wichita, KS 67202

Re: SUB 2001-Preliminary Plat of Eck Eighth Addition

Dear Mr. Strahl:

The City of Park City has reviewed the above referenced plat. We have only two items that we feel you may want to look at. The first item is drainage to the culvert under the railroad. Is the culvert properly sized to handle the drainage, and if not will there be a detention pond? Because the drainage crosses the railroad into Park City we would be concerned that the drainage be limited to the amount of undeveloped drainage that currently crosses the railroad.

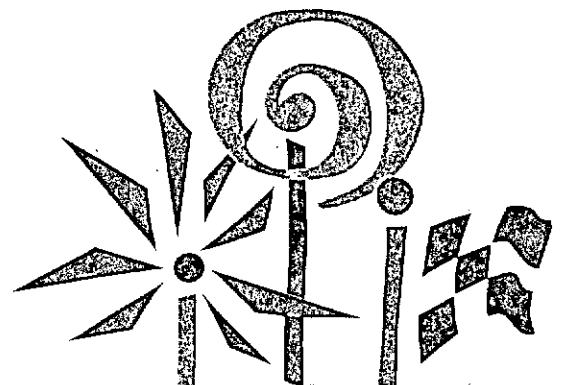
The second item would be the access control along Arkansas Ave. We feel there should be some form of control to limit the total amount access. Since Arkansas Ave. is in the City of Wichita, we feel that the access control is an issue they may want to address.

Thank you for the opportunity to review this plat. If you have any questions, please let me know.

Yours truly,

PARK CITY, KANSAS

Jack Whitson
Director of Economic Development & Planning



STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-38 -- ECK EIGHTH ADDITION

OWNER/APPLICANT: Mathias F. and Patricia S. Eck, 5512 W. Central, Wichita, KS 67212

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

LOCATION: Southeast corner of Arkansas and 53rd St. North

SITE SIZE: 2.79 Acres

NUMBER OF LOTS

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

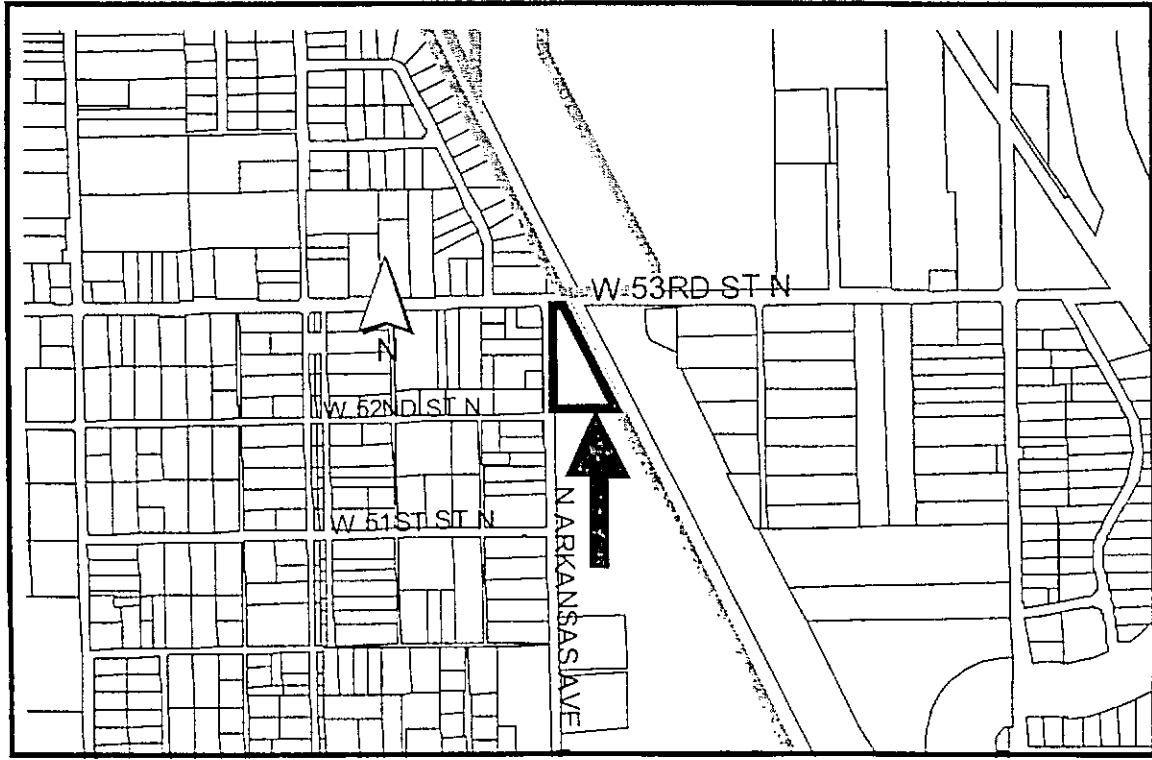
MINIMUM LOT AREA: 2.79 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

Arkansas Status

VICINITY MAP



Note: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2000-52) from SF-6, Single-Family Residential to LI, Limited Industrial. The site is also subject to a Protective Overlay (P-O #85) regarding uses, municipal services, landscape buffers and architectural controls. It is located within the Park City Area of Influence.

STAFF COMMENTS:

- A. Municipal water services are available to serve the site. In accordance with the zone change, the extension of sanitary sewer is required for the site. The sewer service may be provided from either City of Wichita or Park City. City Engineering needs to comment on the need for additional 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 concept. If any of this site's drainage is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- D. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Arkansas and complete access control along 53rd St. North. The plat denotes 100 feet of complete access control along Arkansas from the 53rd St. North intersection; whereas the Subdivision Regulations require 150 feet of complete access control from arterial intersections. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Arkansas and 53rd St. North (measured from curb) are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.
- F. Traffic Engineering needs to comment on the need for additional right-of-way. The Subdivision Regulations require 75 feet of half-street right-of-way at arterial intersections.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #85) and its special conditions for development on this property.
- J. 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.

- K. The platlor'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.
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 4/26/01)

CASE NUMBER: SUB 2001-38-- ECK 8TH ADDITION

OWNER/APPLICANT: Mathias F. and Patricia S. Eck, 5512 W. Central, Wichita, KS 67212

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

LOCATION: Southeast corner of Arkansas and 53rd St. North

SITE SIZE: 2.79 Acres

NUMBER OF LOTS

Residential:	
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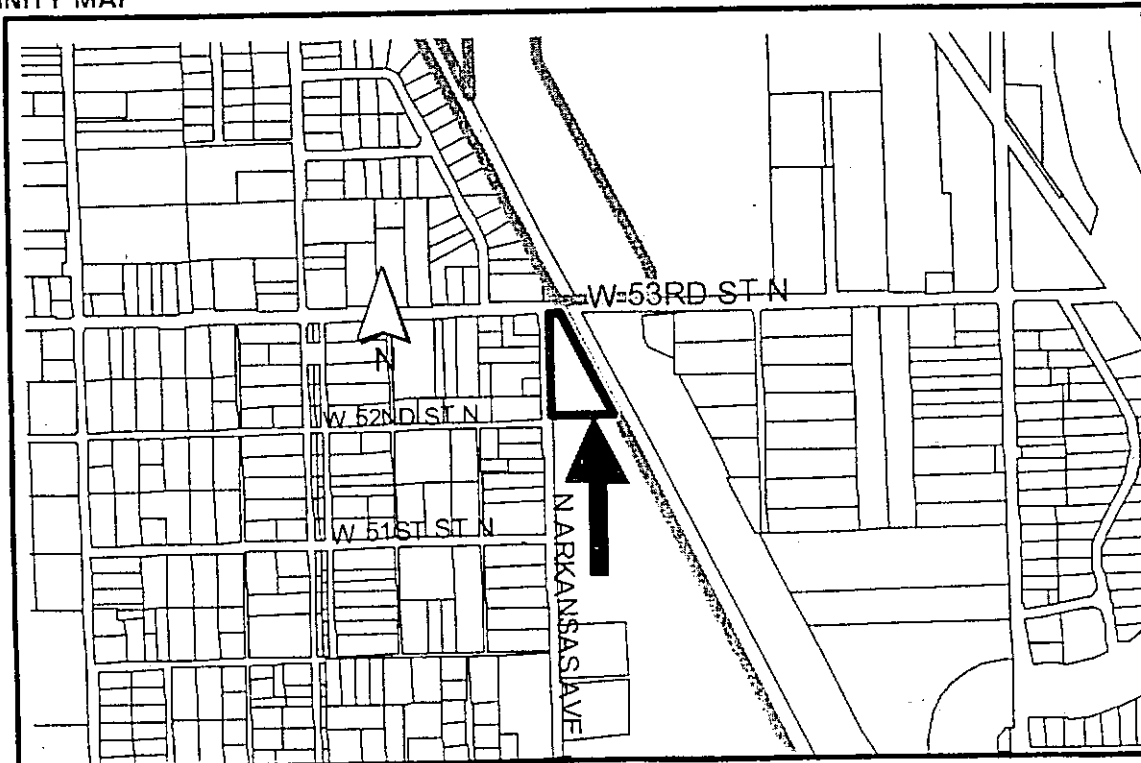
MINIMUM LOT AREA: 2.79 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

SS 23

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2000-52) from SF-5 +, Single-Family Residential to LI, Limited Industrial. The site is also subject to a Protective Overlay (P-O #85) regarding uses, municipal services, landscape buffers and architectural controls. It is located within the Park City Area of Influence.

STAFF COMMENTS:

- A. Municipal water services are available to serve the site. In accordance with the zone change, the extension of sanitary sewer is required for the site. The City Water and Sewer Department will not permit sewer service from Park City for this site. The Applicant shall guarantee the extension of City water and sanitary sewer. In lieu of extension of sanitary sewer, the Applicant may install a temporary private system consisting of a grinder pump and private line connecting to the City sewer line. This system would be required to be replaced with City sewer when available to the site.
- 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. The drainage concept indicates a need for on-site detention. For any of this site's drainage that is directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their willingness to accept such drainage.
- D. County Engineering has noted that the current owner of the adjacent railroad is BNSF.
- E. Traffic Engineering needs to comment on the need for improvements to perimeter streets. No Improvements are required.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Arkansas and complete access control along 53rd St. North. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Arkansas and 53rd St. North (measured from curb) are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- G. Traffic Engineering needs to comment on the need for additional right-of-way. The Subdivision Regulations require 75 feet of half-street right-of-way at arterial intersections. Traffic Engineering has approved the 60-ft right-of-way with a corner clip.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #85) and its special conditions for development on this property.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

- K. The platlor'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.
- 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. **Southwestern Bell and KGE have requested revised language on the plat regarding utility easements.**
- T. 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.