

**STAFF REPORT**  
**(ONE-STEP FINAL PLAT)**

**CASE NUMBER:** SUB 2003-43 -- ELIOT ADDITION

**OWNER/APPLICANT:** James A. Eliot, 4039 South Tyler Road, Wichita, KS 67215

**ENGINEER:** Harlan Foraker, P.E., 810 W. Douglas, Suite C, Wichita, KS 67203

**LOCATION:** West of Tyler, South side of MacArthur

**SITE SIZE:** 1.9 acres

**NUMBER OF LOTS**

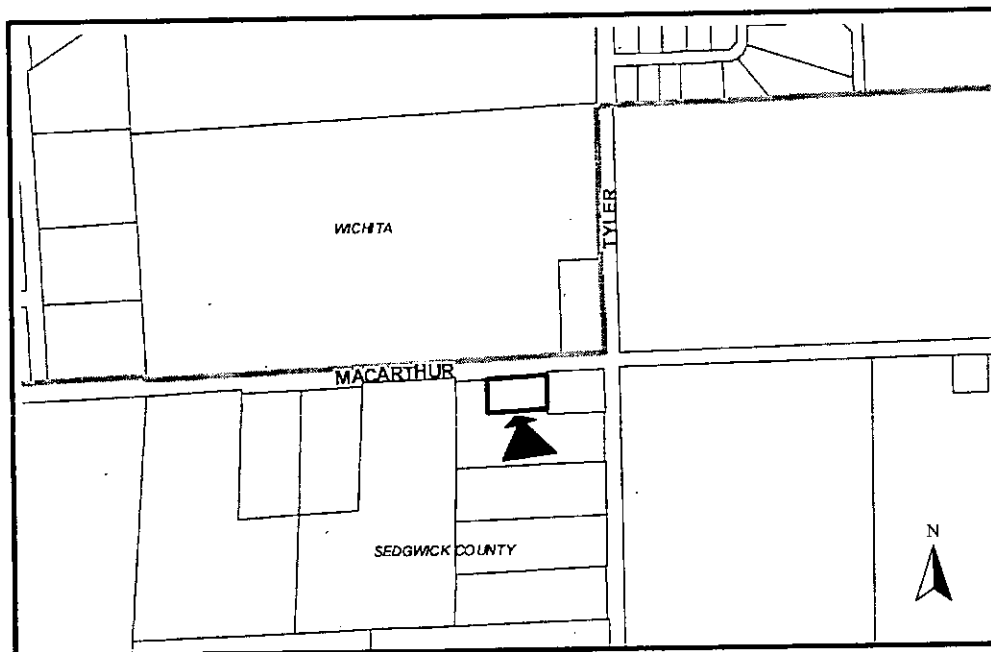
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.18 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GC, General Commercial

**VICINITY MAP**



**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2002-54) from SF-20, Single-Family Residential to GC, General Commercial has been approved for this site subject to platting. Neither water nor sewer services will be needed to serve the site.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita. If the annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan needs to address adjacent pond location and elevation. A cross lot drainage agreement is needed.**
- E. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes one access opening along MacArthur Road. **County Engineering and Traffic Engineering request that the drive should be located at the west property line in accordance with access management policy.**
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- 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. In the event the property has not been annexed prior to City Council review, the signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- I. In the event this property has been annexed prior to City Council review, approval will not be needed by the County Commission, and the County Commission signature block may be deleted.
- J. As requested by the City Clerk, the City Council certification needs to be revised to include a signature line only, rather than referencing the "City Manager".
- K. The applicant shall submit a copy of the instrument that 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

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- L. 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.
- M. 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.
- N. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- O. The platting binder 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.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- W. 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.
  
- X. 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.