

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-29 -- EL' CAMPESTRE ADDITION

OWNER/APPLICANT: Guadalupe Martinez, P.O. Box 4715, Wichita, KS 67204

AGENT: John Tasset, 207 N. Pershing, Wichita, KS 67208

SURVEYOR/ENGINEER: Benchmark Land Survey, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: Southwest corner of Broadway and 37th St. North

SITE SIZE: .23 Acres

NUMBER OF LOTS

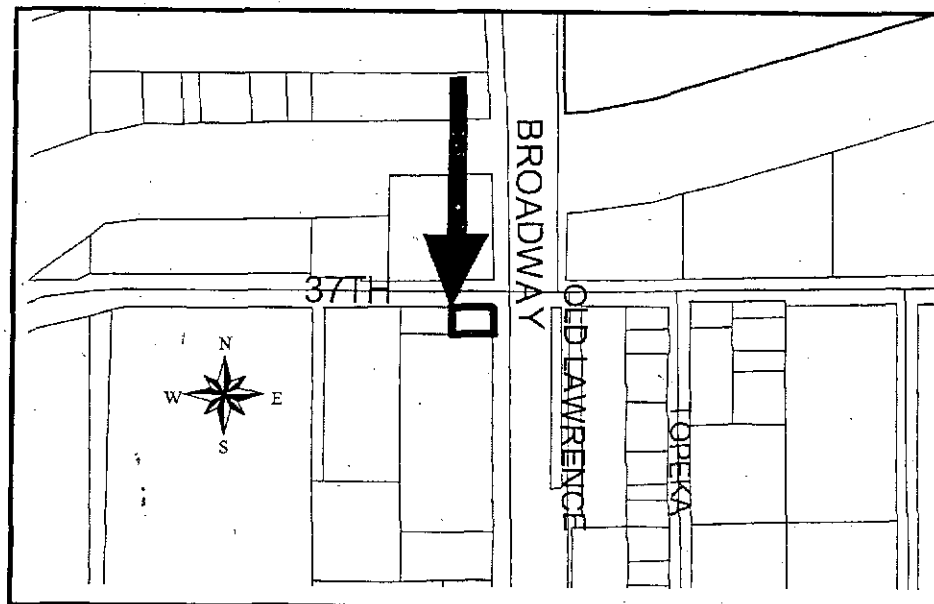
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10,018 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

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 concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both 37th St. and Broadway. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection 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 dedication of access controls in the plat's text: Traffic Engineering has approved one opening along 37th Street located at the west property line. Complete access control is required along Broadway, although a cross-lot access agreement may be obtained from the abutting property to the south.
- E. 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.
- F. Traffic Engineering needs to comment on the need for additional street right-of-way and/or contingent street right-of-way. The Subdivision Regulations require a 75-ft half street right-of-way at the intersection of arterials. The plat's text shall note the dedication of the street to and for the use of the public. Traffic Engineering has approved a 60-ft right-of-way along both streets with a corner clip.
- G. The signature line for the MAPC Secretary needs to be revised to reference "Marvin Krout".
- H. The owner's signature block shall include a signature line for the owner.
- I. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet.
- 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 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.

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- 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 316-946-4556) 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.

CERTIFIED ENGINEERING DESIGN, P.A.

810 W. Douglas, Suite C
Wichita, KS 67203
(316) 262-8808 Office
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: April 24, 2002

TO: Ms. Vicki Huang, P.E.
Engineering Division
City of Wichita
7th Floor, City Hall
455 North Main
Wichita, KS 67202

SUBJ: Drainage Plan
El' Campestre
37th and Broadway
Wichita, KS

FROM: Harlan D. Foraker, P.E. *HDF*

COMMENTS: Attached please find the drainage plan for the above referenced plat. The plat will be considered at the Subdivision Committee meeting scheduled for April 25, 2002.

If you have any questions, please contact me at (316) 262-8808.

attachments

cc: