

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2001-101 -- ERNEST JORDAN ADDITION

**OWNER/APPLICANT:** Ernest A. Jordan, Sr., 37 Friendship Ln., Newton, KS 67114-4719

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

**LOCATION:** South of Maple, West of Hoover

**SITE SIZE:** 3.71 Acres

**NUMBER OF LOTS**

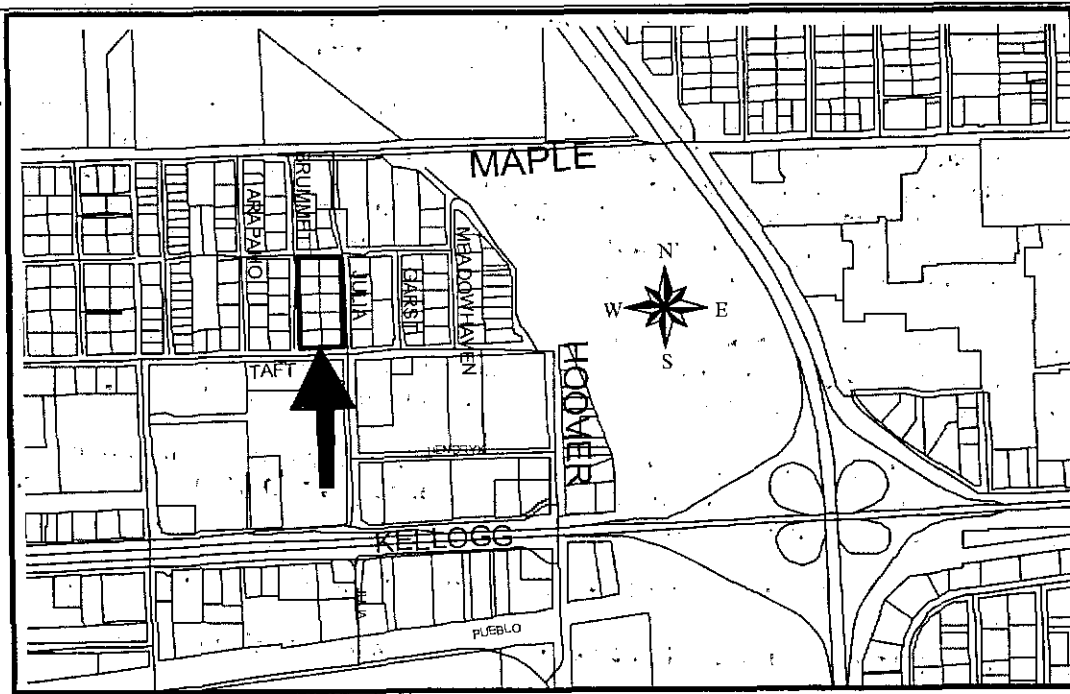
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 3.57 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



NOTE: This is a replat of a portion of the West Maple Gardens Addition. The site has been approved for a zone change (ZON 2000-36) from SF-5, Single-Family Residential to LC, Limited Commercial. A Protective Overlay (P-O. #82) was also approved for this site addressing uses, screening, lighting and architectural design.

STAFF COMMENTS:

*Need to ext. SS*

- 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 plan.
- D. ~~**Traffic Engineering** needs to comment on the need for improvements to Taft or Julia.~~
- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes three access openings along Julia and one opening along Taft. Distances should be shown for all segments of access control. **Traffic Engineering and MAPD recommend one opening along Julia and no openings along Taft.**
- F. The applicant shall guarantee the paving of Brummet and University Avenue.
- G. **Traffic Engineering** needs to comment on the need for additional right-of-way for Taft or Julia, both of which are designated as collectors. The plat's text shall note the dedication of the streets to and for the use of the public.
- H. In accordance with the Sidewalk Ordinance, as a commercial subdivision abutting a non-arterial street, a sidewalk shall be constructed along perimeter streets.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. 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.
- K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #82) and its special conditions for development on this property.
- L. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- M. The west property line needs to be increased to 15 feet to conform with a screening condition of the Protective Overlay.

- N. 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.
- O. The platting 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.
- P. 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.)
- 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 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.
- 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.
- 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.