

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
JANUARY 6, 2005

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: SUB 2004-156 -- FAISSAL ADDITION

OWNER/APPLICANT: Faissal Corporation, Attn: Faisal Aboufaissal, 2501 W. 13th St.,  
Wichita, KS 67203

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: North side of 13th St. North, West of Meridian

SITE SIZE: .32 acres

NUMBER OF LOTS

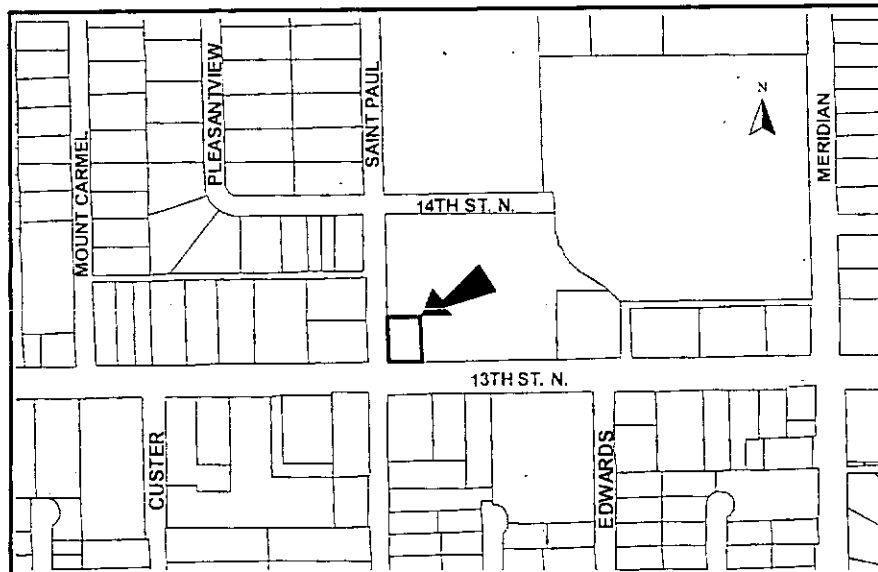
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 13,999 sq. ft.

CURRENT ZONING: B, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



**NOTE:** This is an unplatted site located in the City of Wichita. The site has been approved for a zone change (ZON 2003-73) from B, Multi-Family Residential to LC, Limited Commercial.

**STAFF COMMENTS:**

- A. Municipal services are 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 access controls. The plat proposes one opening along 13th St. North. The access controls are approved.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along 13th St. North to conform with the 60-foot half-street right-of-way required by the Access Management Regulations.
- F. A Block shall be designated on the face of the plat as referenced in the plat's text.
- G. 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.
- H. 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.
- I. 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.)
- 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: 316-946-4556) 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 note that any construction that results in earthwork

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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.

- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 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.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

# FAISSAL ADDITION

Wichita, Sedgwick County, Kansas

Course: N 00-00-00 E	Distance: 140.00
Course: S 89-29-57 E	Distance: 100.00
Course: S 00-00-00 W	Distance: 140.00
Course: N 89-29-57 W	Distance: 100.00

Perimeter: 480.00

Area: 13999.15 0.32 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.000 Course: S 90-00-00 E

Precision 1: 480000000.00