

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-105 -- THE FAMILY VIDEO ADDITION

OWNER/APPLICANT: Family Video Club, Inc., Attn: Keith Hoogland, 1022 E. Adam St.,
Springfield, IL 62703

AGENT: Rockford Construction Company, Inc., Attn: Gary Hickenbottom,
1217 W. 120th Ave., North, Conway Springs, KS 67031

SURVEYOR: Kaw Valley Engineering, Attn: Leon Osbourn, 2319 N. Jackson, P.O.
Box 1304, Junction City, KS 66441

LOCATION: East of West Street, South side of Central

SITE SIZE: 1.27 acres

NUMBER OF LOTS

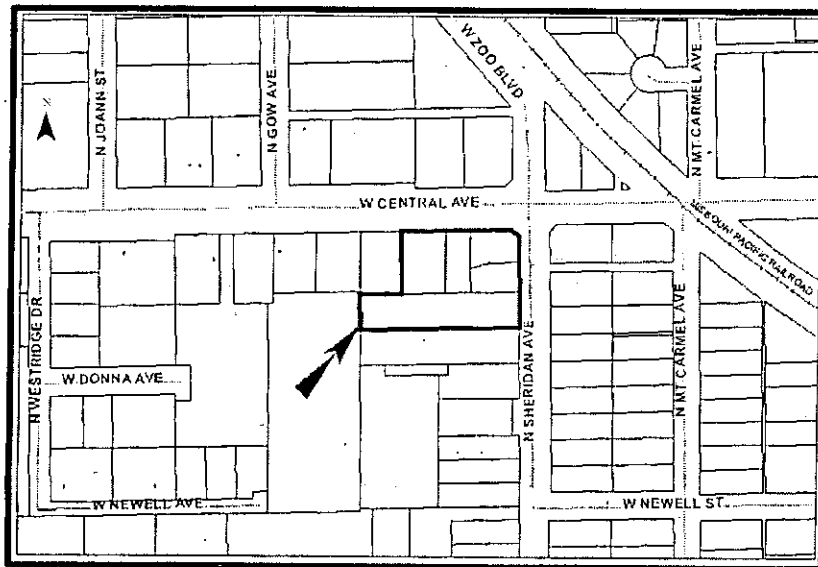
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 1.27 acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the Knight Acres Addition. The south portion of the site has been approved for a zone change (ZON 2006-46) from SF-5, Single-Family Residential to LC, Limited Commercial.

STAFF COMMENTS:

- A. Municipal services are available to serve 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.
- D. The word "Proposed" should be deleted from the sanitary sewer easement.
- E. Access controls need to be platted along Central in accordance with the site plan.
- 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- G. Traffic Engineering needs to comment on the need for additional right-of-way along Central and Sheridan.
- H. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the west effective upon commercial development of that property.
- I. The Applicant has platted a 10-foot building setback along Sheridan which represents an adjustment of the Zoning Code standard of a 20-foot setback for the LC, Limited Commercial District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- J. The site plan denotes parking spaces along Central encroaching into the 20-foot building setback. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission. The platted setback should be reduced accordingly.
- K. In the title block "City of Wichita" needs to be added.
- L. 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.
- M. 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.
- N. 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.)

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- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- U. 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.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.