

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-14 -- FIVE STAR ADDITION

OWNER/APPLICANT: Chad Michael Brehm, 1308 E. 31st St. South, Wichita, KS 67216;
R.A. King, 3125 E. Harry, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of Central, East of Oliver

SITE SIZE: 1.08 Acres

NUMBER OF LOTS

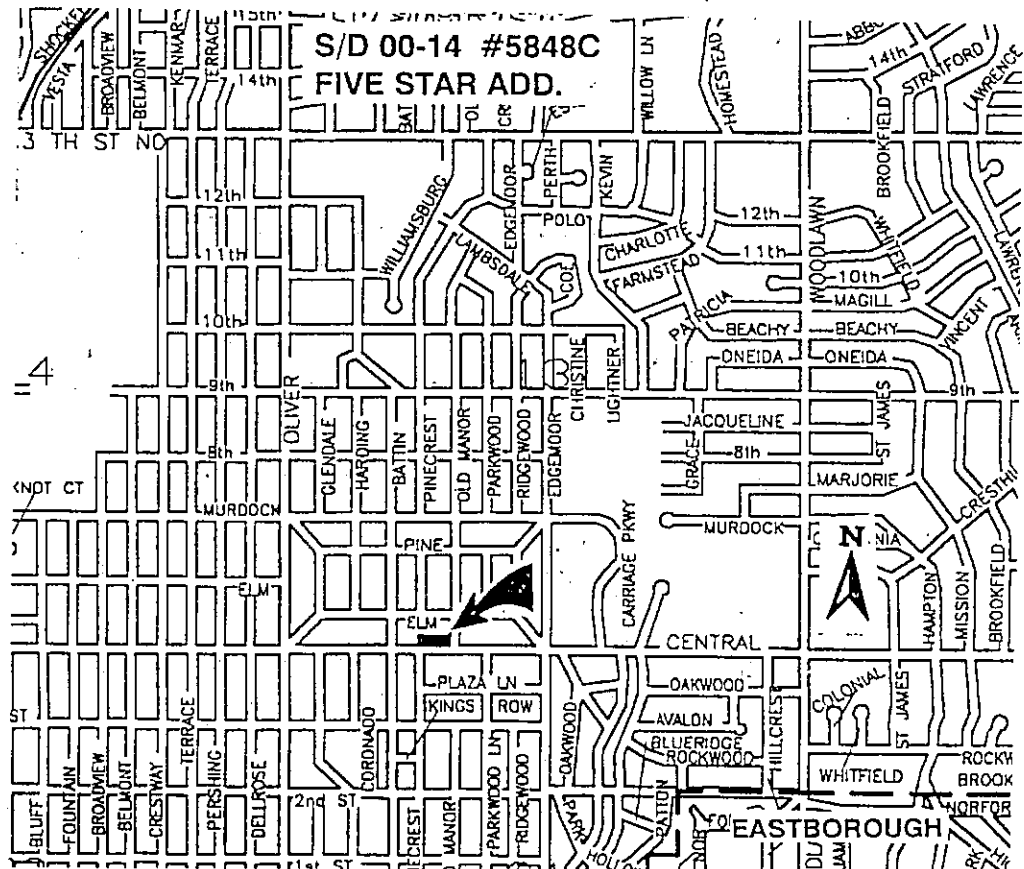
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,632 Sq. Ft.

CURRENT ZONING: GO. General Office; B, Multi-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3352) from GO, General Office and B, Multi-Family to LC, Limited Commercial. Lot 1 was approved for a Conditional Use (CU-563) to allow a car wash. This is a replat of lots in the Andrew Boyd Addition and the East Highlands Addition.

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 plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along Central. The Conditional Use approval for the car wash (Lot 1) permitted two openings. MAPD recommends only two openings along Central; including a joint access between Lots 1 and 2 for the easternmost opening, or an opening for Lot 2 along Old Manor Road. Distances should be shown for all segments of access control.
- E. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. The land being platted includes additional land that is not referenced in the legal description in the platting binder. The platting binder must include information on the entire property being platted.
- G. As required by the Sidewalk ordinance, a sidewalk shall be provided along Old Manor Road.
- H. 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.
- I. 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.)
- 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 316-729-0102) 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 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (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 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.

CLOSURE- FIVE STAR ADDITION

L001

1		N	5000.000	E	5000.000	S	0+00
	WEST		251.080				
2		N	5000.000	E	4748.920	S	2+51.080
S	89-58'31.0"W		125.060				
3		N	4999.946	E	4623.860	S	3+76.140
N	00-04'50.0"W		125.050				
4		N	5124.996	E	4623.684	S	5+01.190
N	89-59'16.0"E		376.120				
5		N	5125.076	E	4999.804	S	8+77.310
S	00-05'22.9"E		125.076				
1		N	5000.000	E	5000.000	S	10+02.386
LENGTH=	1002.386	AREA=	47033.188	SF		1.080	ACRES