

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
July 22, 1999

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-50 - BALTHROP 3RD ADDITION

OWNER/APPLICANT: Davies, LLC, Attn: Scott Davies, 8800 W. Central, Wichita, KS 67212;
John C. Balthrop, 704 N. Quail Ct., Newton, KS 67114

AGENT: Casey Bachrodt, 7701 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Austin Miller, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: Northeast corner of Central and Greenwich

SITE SIZE: 7.52 acres

NUMBER OF LOTS

Residential:	X
Office:	
Commercial:	Z
Industrial:	
Total:	2

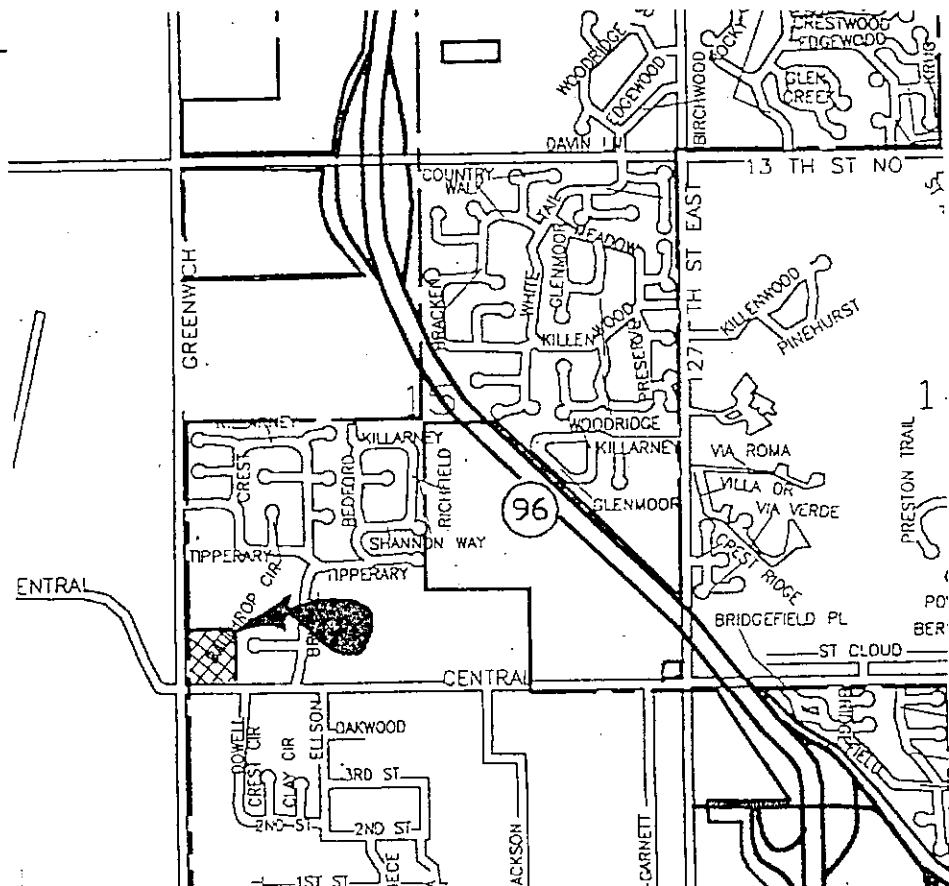
*sws ext. at site development
cross lot & off-drainage
agreements are required.*

MINIMUM LOT AREA: 3.9 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of the Balthrop and Balthrop 2nd Addition and is governed by the Preston Trails Community Unit Plan DP-232.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and is served by the County.
- B. City and County Engineering need to comment on the existing guarantees and the need for providing new or revised guarantees.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering shall comment on the access controls. The replat denotes two openings along Central and three openings along Greenwich. A cross-lot access agreement is needed for access to the lot to the north through Lot 1.
- F. An amendment to the CUP will be needed to revise parcel boundaries to correspond with the platted lots.
- G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- H. An amendment to the CUP will be needed for any revisions in the access controls along with the new lot configuration.
- I. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-232.
- J. 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.
- K. 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.)

- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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(One-Step Final Plat Deferred from 7/22/99)

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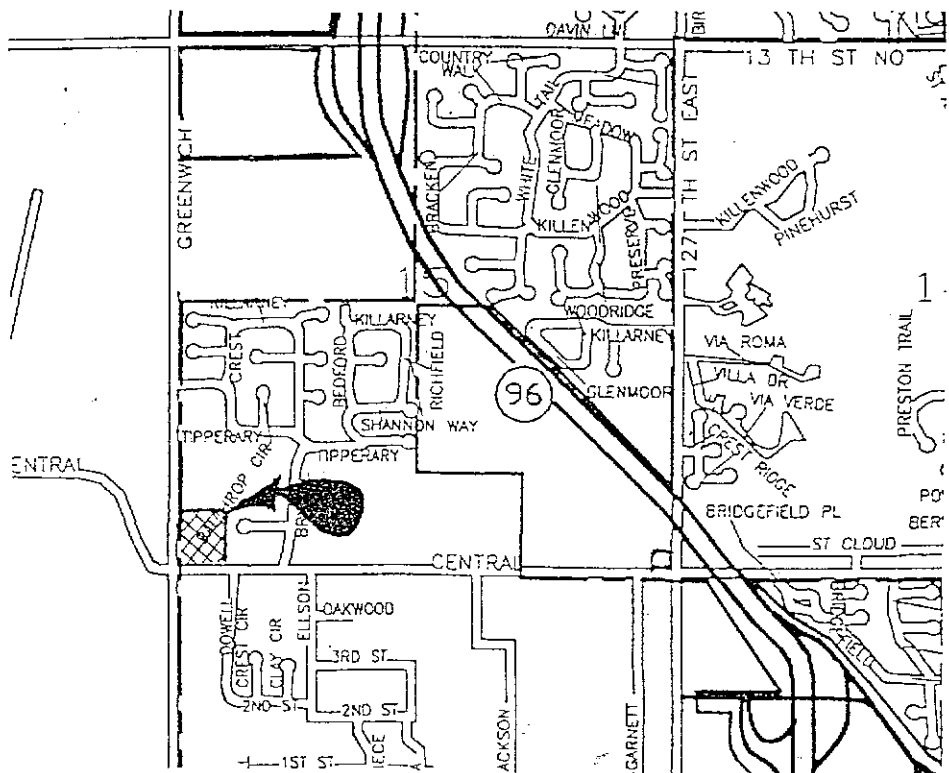
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 3.9 acres

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PROPOSED ZONING: Same

VICINITY MAP



Note: This site is a replat of the Balthrop and Balthrop 2nd Addition and is governed by the Preston Trails Community Unit Plan DP-232.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and is served by the County. A new sewer petition is required.
- B. City Engineering need to comment on the existing guarantees and the need for providing new or revised guarantees. A guarantee for extension of stormwater sewer is required. A cross-lot drainage agreement and off-site drainage agreement are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan shall be submitted.
- E. Traffic Engineering shall comment on the access controls. The replat denotes two openings along Central and three openings along Greenwich. Two openings along Greenwich are permitted. The western opening along Central is limited to right turns only. A cross-lot access agreement is needed for access to the lot to the north through Lot 1.
- F. An amendment to the CUP will be needed to revise parcel boundaries to correspond with the platted lots.
- G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
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- J. The platator'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.
- K. 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

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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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