

SUBDIVISION COMMITTEE . . .
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12
OCTOBER 16, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-106 -- FREE METHODIST CHURCH ADDITION

OWNER/APPLICANT: Rivercrest Free Methodist Community Church, Inc., 124 N. St. Francis, Wichita, KS 67202

SURVEYOR/ENGINEER: K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: South of 29th St. North, West Side of Oliver

SITE SIZE: 5.39 Acres

NUMBER OF LOTS

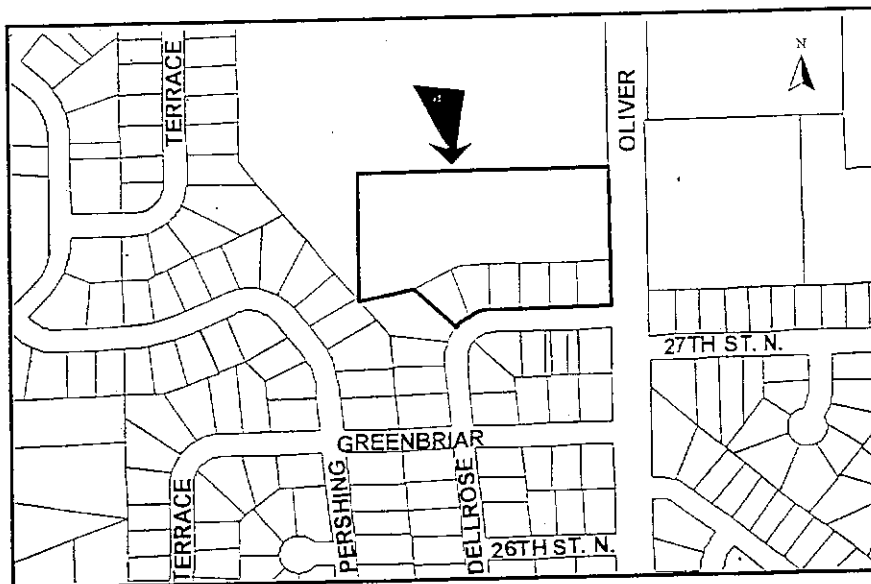
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.39 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Greenbriar Manor Addition. The site was also approved for a vacation case (VAC 2002-19) which vacated the lots, easements and setbacks within the Addition.

Planning Staff recommends approval of the plat.

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. City Engineering needs to comment on the access controls. The plat denotes one opening along Oliver. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. *A temporary opening along the north property is permitted which shall be closed upon the construction of an adjoining opening to the north.*
- E. The recording information for the pipeline easement shall be indicated on the face of the plat.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- I. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- J. The Applicant is reminded that an updated 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.
- K. "Wichita" needs to be added under the title of the plat.
- L. 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.

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

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(One-Step Final Plat, Deferred 10/16/03)

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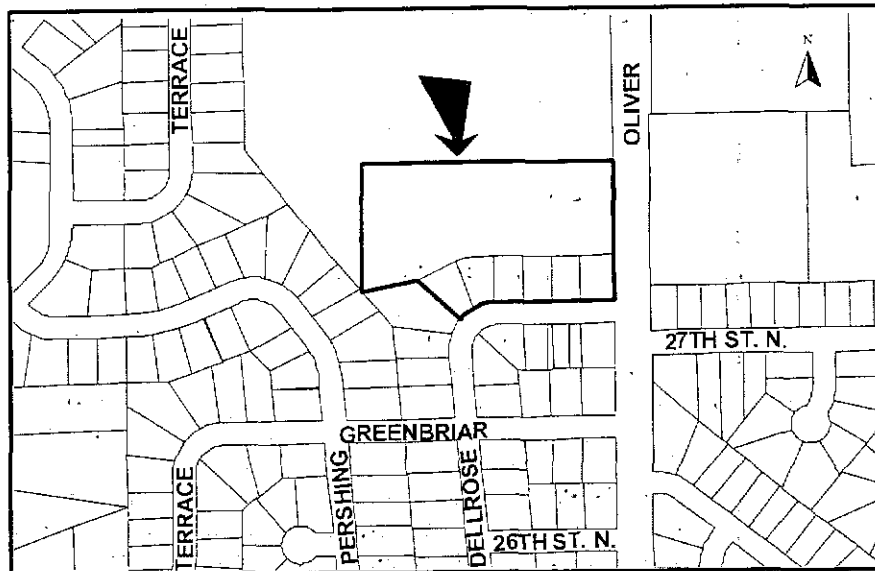
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MINIMUM LOT AREA: 5.39 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Greenbriar Manor Addition. The site was also approved for a vacation case (VAC 2002-19) which vacated the lots, easements and setbacks within the Addition.

Planning Staff recommends approval of the plat.

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. **The drainage plan is approved. A drainage easement is needed.**
- D. **Traffic Engineering** needs to comment on the access controls. The plat denotes one 60-ft opening (measured as 90-feet) along Oliver. The final plat shall reference the dedication of access controls in the plat's text. **One opening limited to right-turns in/out is permitted 200 feet from the south property line. The applicant shall also submit a cross-lot access agreement with property to the north in order to share a future driveway to be located in alignment with the WSU complex across Oliver.**
- E. 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.
- F. The 60-ft half street right of way needs to be scaled correctly.
- G. The boundary dimensions need to be revised.
- H. The plat's text needs to address the flood zone.
- I. If minimum pads are required due to flood zone, a benchmark will be needed.
- J. The pipeline easement needs to be located.
- K. The recording information for the pipeline easement shall be indicated on the face of the plat.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- N. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

SUB 2003-106 -- One-Step Final Plat of FREE METHODIST CHURCH ADDITION
October 30, 2003 - Page 3

- O. The Applicant is reminded that an updated 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.
 - P. "Addition to Wichita, Sedgwick County, Kansas" needs to be denoted under the title of the plat.
 - Q. The plattors text shall reference the "Free Methodist Church Addition".
 - R. The plattor'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.
 - S. 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.)
 - T. 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.
 - U. 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.
 - V. 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.
 - W. 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.
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- Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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October 30, 2003 - Page 4

- Z. 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.

- AA. 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). This will be used by the City and County GIS Department.