

**STAFF REPORT**  
(Preliminary Plat Deferred from 7/8/99)

**CASE NUMBER:** S/D 99-41 - SMITHMOOR COMMERCIAL ADDITION

**OWNER/APPLICANT:** Smith & Company, P.O. Box 785, Andover, KS 67002

**SURVEYOR/ENGINEER:** Municipal Engineers, Attn: Babar Khan, 254 Laura, #201,  
Wichita, KS 67211

**LOCATION:** Southwest corner of Harry and Greenwich

**SITE SIZE:** 26 acres

**NUMBER OF LOTS**

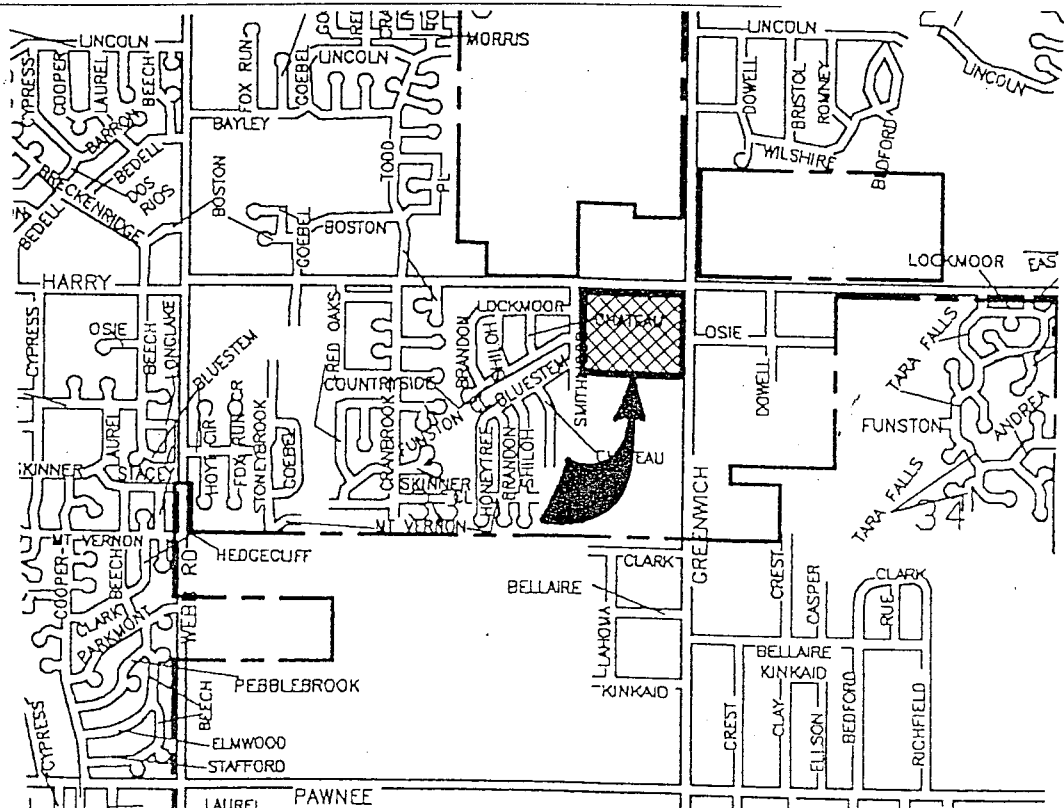
Residential:	
Office:	6
Commercial:	8
Industrial:	-
Total:	14

**MINIMUM LOT AREA:** 40,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial (Lots 7-14)  
GO, General Office (Lot 1-6)

VICINITY MAP



Note: The applicant has applied for a zone change (Z-3325) to GO, General Office for lot 1 and for LC, Limited Commercial for the remainder of the lots. A Community Unit Plan (DP-243) is also proposed for the site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the site.
- 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 concept.
- E. Traffic Engineering needs to comment on the access controls. The access controls coincide with those proposed for the CUP. The plat denotes two access openings along Greenwich and three access openings along Harry. Distances shall be shown for all segments of access control. The plat's text shall reference the access controls. The proposed access easement needs to be established by separate instrument.
- F. The wall easement shall be referenced in the plat's text.
- G. 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.
- H. The setback from the pipeline easement shall be indicated as a building setback line for the Williams Pipeline.
- I. The bearings need to be included on the final tracing.
- J. The final plat shall reference a tie point to a section corner.
- K. Traffic Engineering needs to comment on the need for improvements to Harry or Greenwich. Traffic Engineering has required right turn lanes for the access points on Harry and Greenwich, left turn lanes for all major access openings on Harry and Greenwich, and 12.5% of the signalization cost at the Harry and Greenwich intersections.

- L. Traffic Engineering needs to comment on the need for additional right-of-way along Harry.
- M. The platlor's text on the final plat needs to reference the wall easement.
- N. On the final plat, a note shall be placed on the face of the plat indicating that this addition is subject to the conditions of the associated CUP.
- O. A CUP Certificate shall be submitted identifying the approved CUP and its special conditions for development on the property.
- P. The final plat shall also be signed by any party holding a mortgage on the site. The plat binder indicates Emprise Bank as holding such a mortgage.
- Q. The platlor'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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** S/D 99-41 - SMITHMOOR COMMERCIAL ADDITION

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**SURVEYOR/ENGINEER:** Municipal Engineers, Attn: Babar Khan, 254 Laura, #201, Wichita, KS 67211

**LOCATION:** Southwest corner of Harry and Greenwich

**SITE SIZE:** 26 acres

**NUMBER OF LOTS**

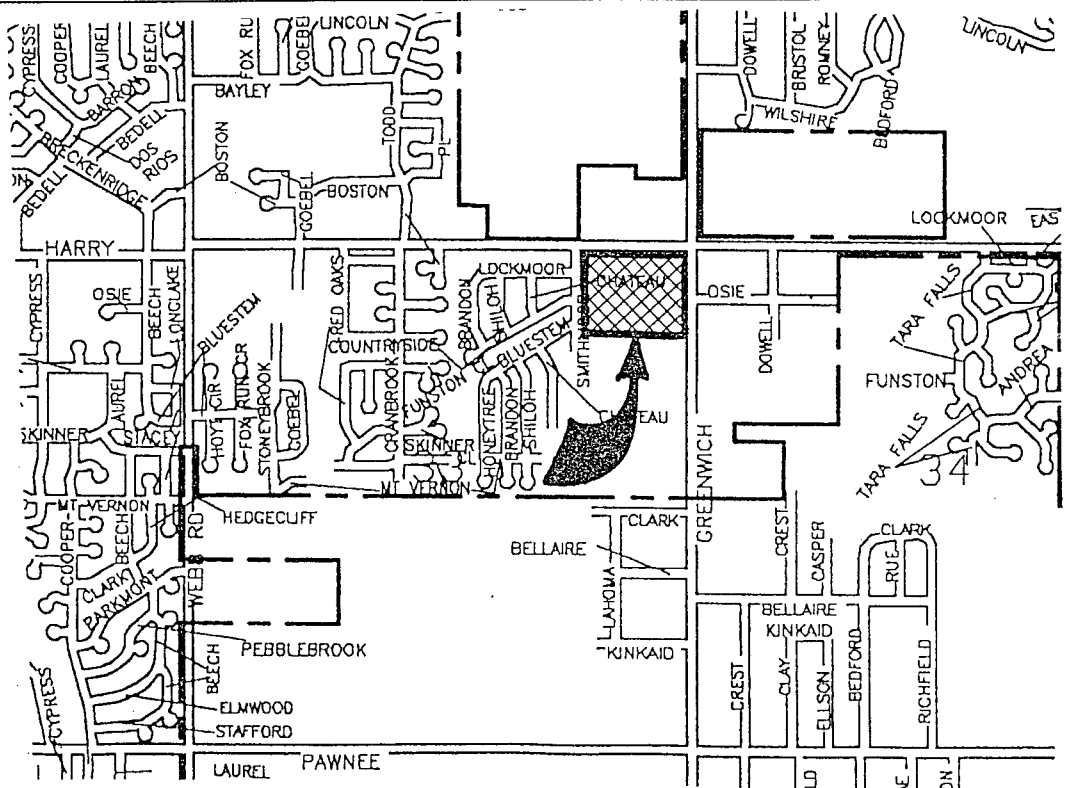
Residential:	
Office:	6
Commercial:	8
Industrial:	-
Total:	<b>14</b>

**MINIMUM LOT AREA:** 40,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial (Lots 7-14)  
GO, General Office (Lot 1-6)

**VICINITY MAP**



Note: The applicant has applied for a zone change to GO, General Office for lots 1-6, and for LC, Limited Commercial for the remainder of the lots. A Community Unit Plan is also proposed for the site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City.
- B. The applicant shall guarantee the extension of City water to serve the site.
- 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 concept.
- E. **Traffic Engineering** needs to comment on the access controls. The access controls should coincide with those approved for the proposed CUP. The plat proposes two access openings along Greenwich and four access openings along Harry. Distances shall be shown for all segments of access control. The plat's text shall reference the access controls. Proposed cross-lot access easement need to be established by separate instrument.
- F. 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.
- G. The wall easement shall be referenced in the plat's text.
- H. 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.
- I. 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.
- J. The bearings need to be included on the final tracing.
- K. The final plat shall reference a tie point to a section corner.
- L. **Traffic Engineering** needs to comment on the need for improvements to Harry or Greenwich.

- M. On the final plat, a note shall be placed on the face of the plat indicating that this addition is subject to the conditions of the associated CUP.
- N. A CUP Certificate shall be submitted identifying the approved CUP and its special conditions for development on the property.
- O. The access easement along Harry should be included as part of Lot 8 and not referred to as a "reserve". The access easement along Greenwich should be included as part of Lot 11 and not referred to as a "reserve".
- P. The final plat shall also be signed by any party holding a mortgage on the site. The plat binder indicates Emprise Bank as holding such a mortgage.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 8/5/99)

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**LOCATION:** Southwest corner of Harry and Greenwich

**SITE SIZE:** 26 acres

**NUMBER OF LOTS**

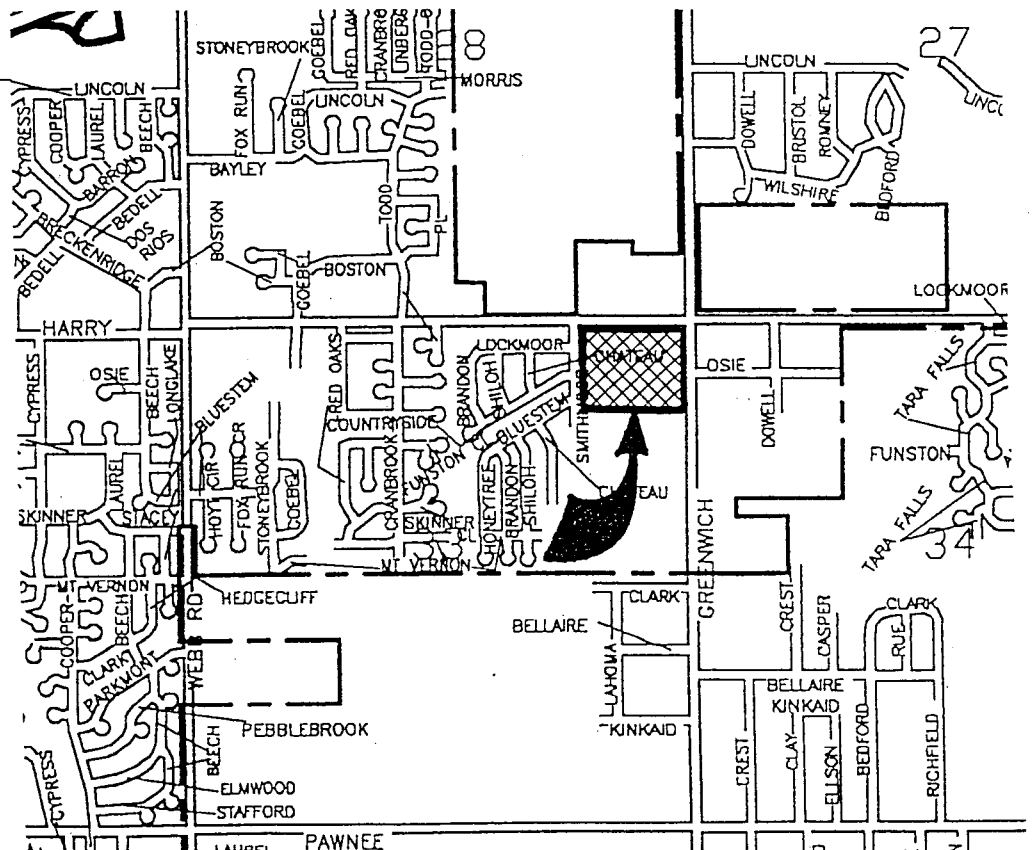
Residential:	
Office:	1
Commercial:	8
Industrial:	—
Total:	9

**MINIMUM LOT AREA:** 40,000 sq. ft.

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial (Lots 2-9)  
GO, General Office (Lot 1)

VICINITY MAP



Note: A zone change (Z-3325) was approved to GO, General Office for lot 1 and for LC, Limited Commercial for the remainder of the lots. A Community Unit Plan (DP-243) was also approved for the site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **A sanitary sewer layout is requested.**
- B. The applicant shall guarantee the extension of City water to serve the site.
- 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. **An off-site drainage agreement is required. A drainage guarantee is required.**
- E. **Traffic Engineering** needs to comment on the access controls. The access controls coincide with those proposed for the CUP. The plat denotes two access openings along Greenwich and three access openings along Harry. Distances shall be shown for all segments of access control. The proposed joint access openings need to be established by separate instrument
- F. The wall easement shall be referenced in the plat's text.
- G. 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.
- H. The setback from the pipeline easement shall be indicated as a building setback line for the Williams Pipeline.
- I. The bearings for the tapered right-of-way within Lot 7 need to be included on the final tracing.
- J. The final plat shall reference a tie point to a section corner.
- K. **Traffic Engineering** has required right turn lanes for the access points on Harry and Greenwich, left turn lanes for all major access openings on Harry and Greenwich, and 12.5% of the signalization cost at the Harry and Greenwich intersections.
- L. **Traffic Engineering** needs to comment on the need for additional right-of-way along Harry. **No additional right-of-way is needed.**

- M. A CUP Certificate shall be submitted identifying the approved CUP and its special conditions for development on the property.
- N. The signature line for the MAPC Chairman should reference William M. Johnson.
- O. 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.
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STAFF REPORT

(Final Plat Deferred from 9/09/99; Preliminary Plat Approved 8/5/99)

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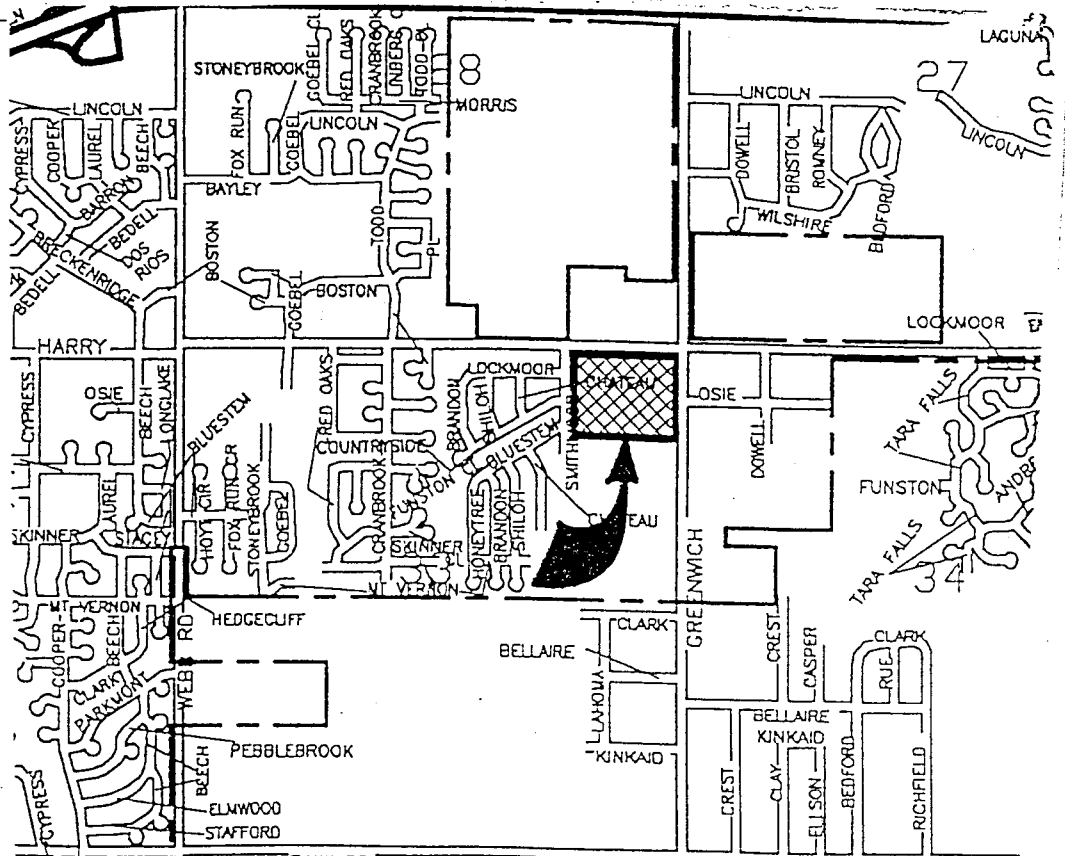
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