

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-46 -- GOSHEN CHRISTIAN CENTER ADDITION

OWNER/APPLICANT: Goshen Christian Center, Attn: Pastor Larry Barbe, 6240 N. Webb Road, Wichita, KS 67226

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

LOCATION: Northeast corner of Webb and 61st Street No.

SITE SIZE: 9.24 acres

NUMBER OF LOTS

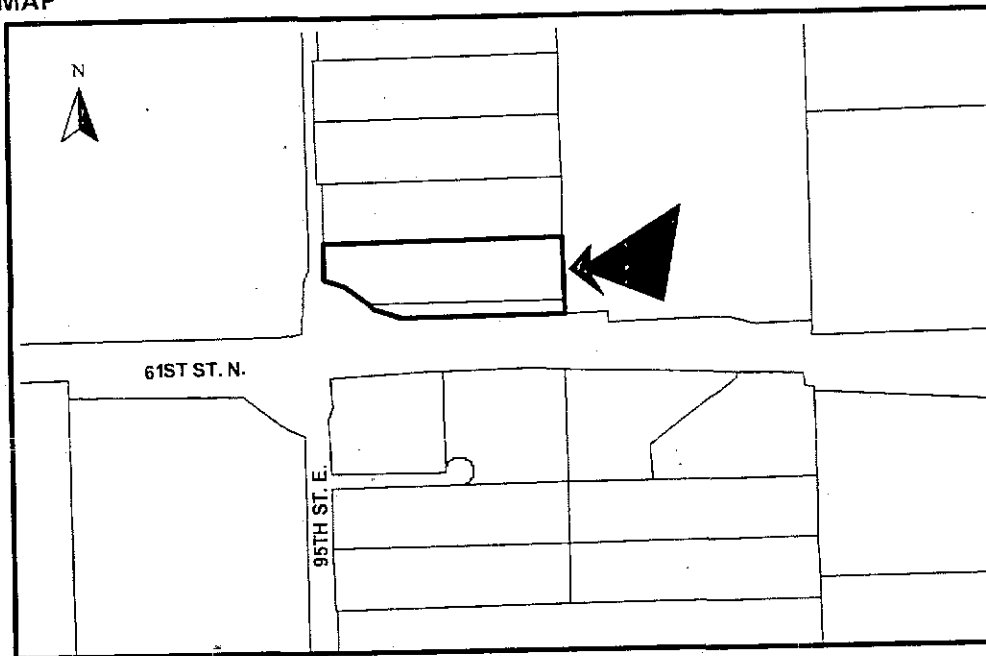
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 9.24 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County. The site has been approved for a Conditional Use (CON 2002-52) for a church. The site is located within the 100-year floodplain. It is located in the Kechi Area of Influence. The applicant will be revising the plat to include the adjacent property to the south.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. ***The sewage lagoon can not be in the drainage reserve.***
- B. The site is currently located within the Rural Water District No. 1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district in that regard.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A flood study needs to be provided and drainage reserve adjusted based on results of study.***
- E. **County Surveying** requests a better description on the benchmark.
- F. Access controls need to be revised in accordance with the Conditional Use approval. A temporary opening was approved along Webb until the establishment of a church-related use for the existing structure. A restrictive covenant shall be submitted that requires the closure of the existing opening along Webb upon the establishment of a new use. In addition, **County Engineering** requests complete access control along the west 150 feet of the frontage road east of Webb.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. In accordance with the Conditional Use approval, the applicant shall guarantee the paving of the frontage road to the entrance of the facility in addition to Webb Road.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.

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- K. The lot does not meet the 200-foot lot width requirement that is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- 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 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.)
- 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 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 - GOSHEN CHRISTIAN CENTER ADDITION

PT 01	North: 4469.9196	East : 5979.9280
Line	Course: N 00-00-00 E	Length: 182.6600
PT 02	North: 4652.5796	East : 5979.9280
Line	Course: N 89-38-06 E	Length: 1267.6800
PT 03	North: 4660.6553	East : 7247.5823
Line	Course: S 00-01-46 E	Length: 406.7700
PT 04	North: 4253.8853	East : 7247.7913
Line	Course: S 89-36-26 W	Length: 875.7800
PT 05	North: 4247.8817	East : 6372.0319
Line	Course: N 71-57-28 W	Length: 158.1100
PT 06	North: 4296.8511	East : 6221.6964
Line	Course: N 49-28-39 W	Length: 198.4900
PT 07	North: 4425.8193	East : 6070.8140
Line	Course: N 64-06-42 W	Length: 101.0100
PT 01	North: 4469.9222	East : 5979.9407