

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-97 -- HIS HELPING HANDS ADDITION

OWNER/APPLICANT: Central Christian Church – His Helping Hands, Inc., 2900 N. Rock Road, Wichita, KS 67226

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: South side of 37th St. North, West of Hydraulic

SITE SIZE: 18.5 acres

NUMBER OF LOTS

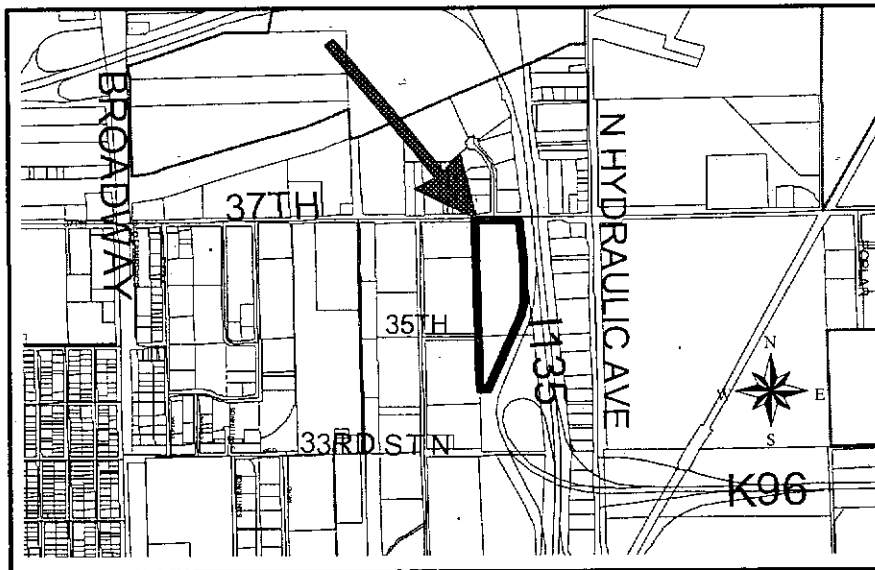
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 18.5 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

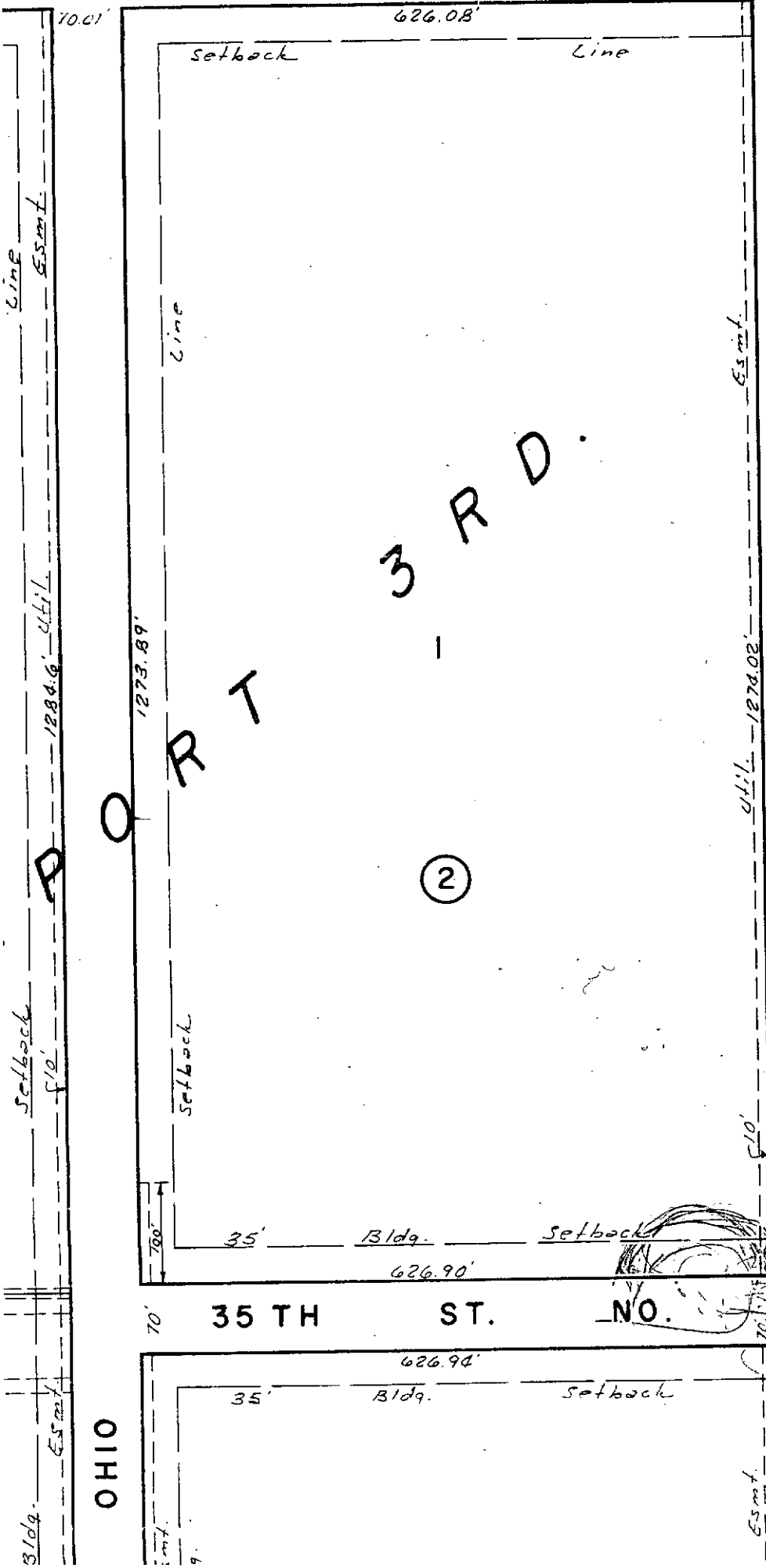
Planning Staff recommends approval of the plat.

STAFF COMMENTS:

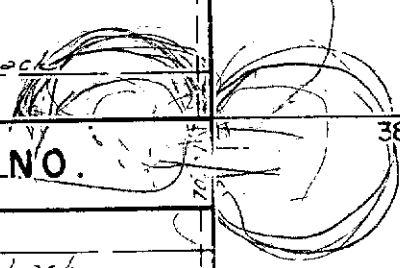
- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. If any drainage will be directed onto I-135, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- D. The plat proposes two access openings along 37th St. **Traffic Engineering** has requested the westerly opening be right turns in/out only and be located along the west property line. The easterly opening should be located in alignment with Bridgeport across 37th Street. Cross-lot access should be provided to the abutting property to the west. Complete access control needs to be dedicated along I-135. 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.
- E. **Traffic Engineering** has requested additional right-of-way along 37th St. North. The proposed Access Management Policy requires a 60-ft half-street right-of-way width along urban arterials. The plat's text shall note the dedication of the street to and for the use of the public.
- F. A petition should be provided for the paving of 35th St. North.
- G. **City Engineering/City Fire Department** needs to comment on the need for a dedication of right-of-way for a turnaround for 35th St. North.
- H. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- I. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- J. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- K. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- L. 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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- M. The 25-foot easement for the district court case needs location and description on the final plat.
- N. In the surveyor's certificate and the plat title, the plat name needs to be corrected.
- O. The NE section corner needs to be labeled.
- P. The described distance of 497.14 needs to be moved to the 35-foot right-of-way line.
- 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.



B-217-UP



383.32

218.43'

B.

2'

53'

UP

625.01

3104

OHIO

35 TH ST. NO.

Line 55.01'

Setback 510' 1284.6' Util.

Setback 510'

Line 55.01'

Line 55.01'

1273.89'

DORT 3RD.

2

35' Bldg. Setback

35' Bldg. Setback

626.08'

626.90'

626.90'

Line 55.01'

Util. 1274.02'

510'

Line 55.01'

50'

35'