

STAFF REPORT

(One-Step Final Plat, Deferred 4/15/04)

CASE NUMBER: SUB 2005-102 -- HOLLAND COMMERCIAL ADDITION (Formerly Holland Addition)

OWNER/APPLICANT: George Holland, 1255 S. Tyler, Wichita, KS 67209; George Dimitropoulos, P.O. Box 12474, Wichita, KS 67277

SURVEYOR/ENGINEER: Poe and Associates, Attn: Tim Austin, 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: Northwest corner of Kellogg and Tyler

SITE SIZE: 11.6 acres

NUMBER OF LOTS

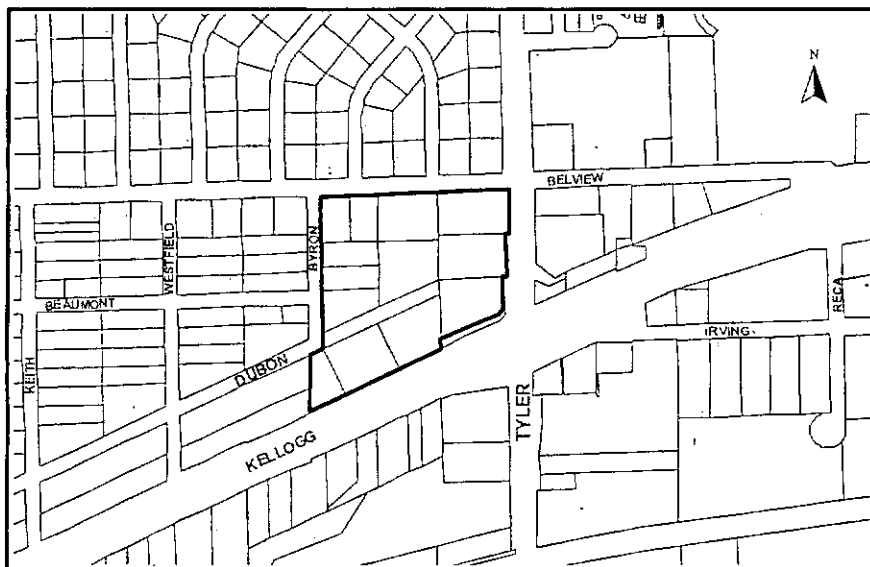
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 29,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial, GC, General Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



SUB 2005-102 -- One-Step Final Plat of HOLLAND COMMERCIAL ADDITION

September 29, 2005

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NOTE: This is a replat of the Payday Addition, Schniepp Addition and a portion of the Westport Addition in addition to unplatted property. The site has been approved for a zone change (ZON 2003-50) from SF-5, Single-Family Residential and LC, Limited Commercial to GC, General Commercial. The Holland Commercial Community Unit Plan (CUP 2003-52, DP-268) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment/relocation of sanitary sewer and extension of City water to serve the lots being platted. Utility easements need to be increased to 20 feet.
- 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. The surveyor's certificate should reference that this plat also includes a replat of a portion of the Westport Addition.
- E. In accordance with the CUP approval, a traffic study is required that addresses access control, dedications, turn lanes and accel/decel lanes.
- F. In accordance with the CUP approval, complete access control is required along Belview, unless determined otherwise by the traffic study. Complete access control is also required along Byron. Traffic Engineering has approved the rights-out only opening along Belview. The north opening on Tyler needs to be restricted to rights-in/out only.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Holland Commercial Community Unit Plan (CUP 2003-52, DP-268).
- H. The correct name of the plat shall be referenced in the plattor's text.
- I. GIS has requested revised street suffixes.
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- L. 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.
- 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 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT

(One-Step Final Plat, Deferred 9/29/05 and 4/15/04)

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LOCATION: Northwest corner of Kellogg and Tyler

SITE SIZE: 11.6 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	8

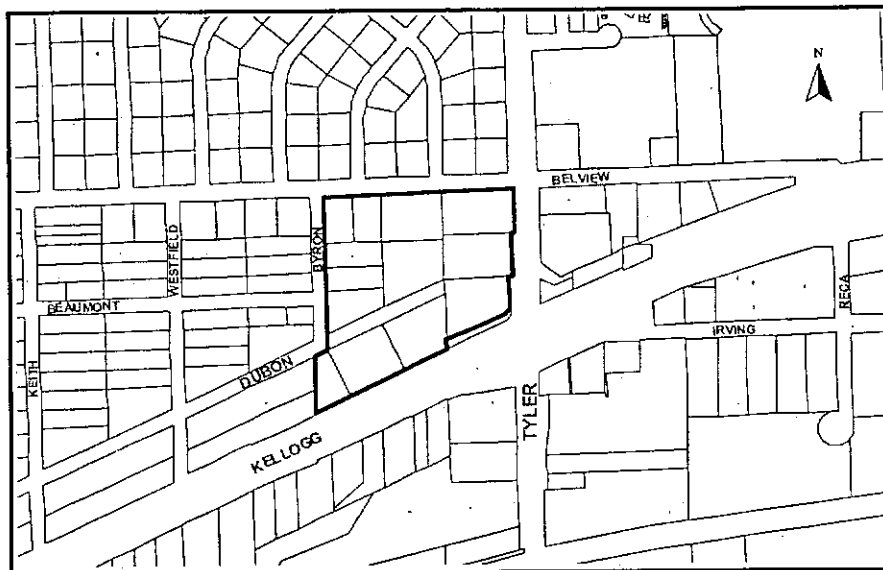
*Drainage Improvements
Byron w 1/2*

MINIMUM LOT AREA: 29,000 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial, GC, General Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



NOTE: This is a replat of the Payday Addition, Schniepp Addition and a portion of the Westport Addition in addition to unplatted property. The site has been approved for a zone change (ZON 2003-50) from SF-5, Single-Family Residential and LC, Limited Commercial to GC, General Commercial. The Holland Commercial Community Unit Plan (CUP 2003-52, DP-268) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment/relocation of sanitary sewer and extension of City water to serve the lots being platted.
- 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. In accordance with the CUP approval, a traffic study is required that addresses access control, dedications, turn lanes and accel/decel lanes.
- E. In accordance with the CUP approval, complete access control is required along Belview, unless determined otherwise by the traffic study. Complete access control is also required along Byron. Traffic Engineering has approved the access controls.
- F. GIS has requested revised street suffixes (i.e. Tyler Rd, Kellogg St, Byron Ave, Belview Ave, Dubon Ave).
- G. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- H. On the final plat tracing, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- I. An on-site benchmark is needed.
- 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 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.)
- 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.
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- 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 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. A compact disc (CD); which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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(One-Step Final Plat, Deferred 10/26/06, 9/29/05 and 4/15/04)

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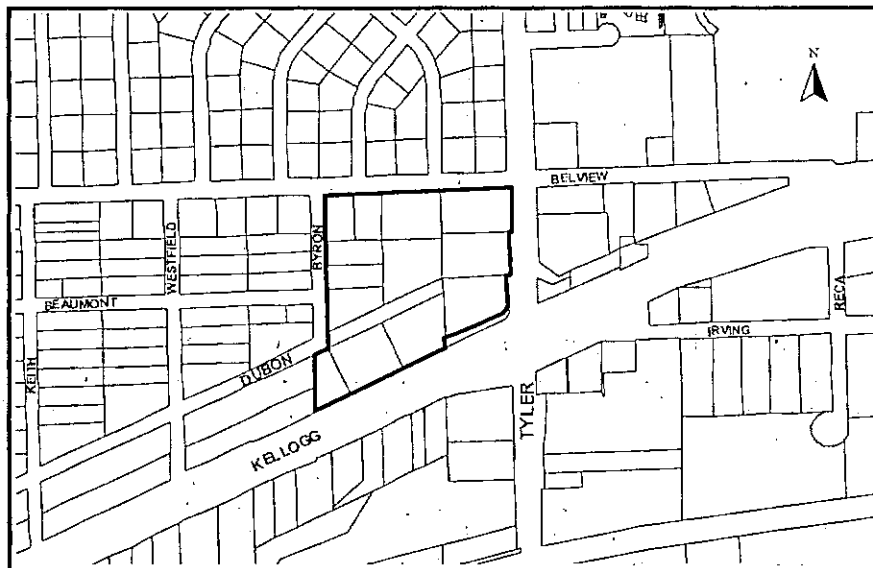
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STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment/relocation of sanitary sewer and extension of City water to serve the lots being platted.
- 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 has not been approved.
- D. In accordance with the CUP approval, a traffic study is required that addresses access control, dedications, turn lanes and accel/decel lanes. A traffic study has been submitted.
- E. In accordance with the CUP approval, complete access control is required along Belview, unless determined otherwise by the traffic study. Complete access control is also required along Byron. Traffic Engineering has approved the access controls which includes a rights-in/out opening along Belview.
- F. GIS has requested revised street suffixes (i.e. Tyler Rd, Kellogg St, Byron Ave, Belview Ave, Dubon Ave).
- G. City Engineering requests the submittal of a guarantee for the paving of the west half of Byron and paving of Belview to commercial street standards.
- H. City Engineering requests the dedication of 5-foot additional right-of-way for Belview.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. On the final plat tracing, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
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