

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-127 -- HOLZMAN ADDITION

OWNER/APPLICANT: Vernon W. and Toinette D. Holzman, 2750 S. Greenwich, Wichita, KS 67210

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

LOCATION: East side of Greenwich, South of Pawnee

SITE SIZE: 5.42 acres

NUMBER OF LOTS

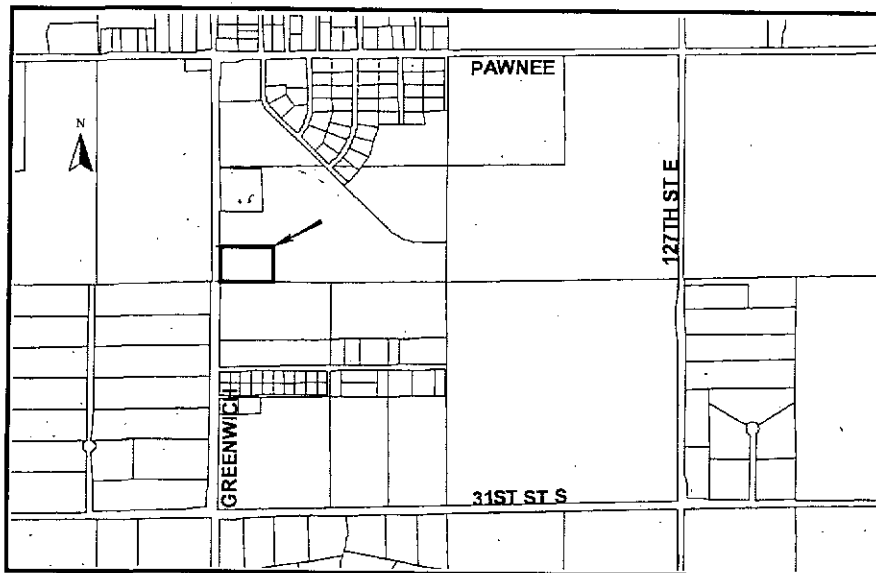
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.52 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2002-27) from SF-20, Single-Family Residential to LC, Limited Commercial. A Protective Overlay (P-O #114) was also approved for this site addressing consolidation of properties through a restrictive covenant, uses, alterations and expansions, outside storage, signage, employees, hours, and commercial waste storage.

Since this plat is located in an area where public services are planned to be available for higher density development, the Subdivision Regulations require platting of the lots so they may be readily converted to urban-type building sites without replatting. Due to the bi-zoning of the property, MAPD recommends that a modification be granted by the Planning Commission to waive this standard.

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. Both Lots 1 and 2 contain less than the required 4.5 acres for lots served by sewage lagoons, and it is recommended that only one lot be platted.
- B. MAPD recommends that Lot Bundling provisions not be applied for this plat due to the bi-zoned nature of the property. The MAPC will need to grant a modification in this regard.
- C. The site is currently located within the Rural Water District No. 3. 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 to that effect.
- D. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services. *Water*
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- G. **County Engineering** needs to comment on the access controls. The plat proposes one access opening for each lot. MAPD recommends that complete access control be platted north of the commercial property and the location of the southerly opening be platted.
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #114) and its special conditions for development on this property.
- I. The Applicant is advised that if platted, the building setback may be reduced to 25 feet.

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- J. The applicant is reminded that a restrictive covenant needs to be recorded as required by the zone change.
- K. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- 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 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.
- N. The applicant is reminded that a condition of zoning approval was the submittal of a restrictive covenant regarding consolidation of the LC-zoned property with adjoining residential property.
- O. The platting 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

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

CLOSURE - HOLZMAN ADDITION

PT 01	North: 6069.2766	East : 8530.7343
Line	Course: N 00-00-00 E	Length: 400.0100
PT 02	North: 6469.2866	East : 8530.7343
Line	Course: S 89-39-55 E	Length: 650.0100
PT 03	North: 6465.4893	East : 9180.7332
Line	Course: S 00-00-00 W	Length: 400.0100
PT 04	North: 6065.4793	East : 9180.7332
Line	Course: N 89-39-55 W	Length: 650.0100
PT 01	North: 6069.2766	East : 8530.7343