

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-58 -- THE HOME DEPOT ADDITION

OWNER/APPLICANT: Broadway 47, L.L.C., 9400 Reeds Rd., Suite 100; Overland Park, KS 66207

SURVEYOR/ENGINEER: Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441

LOCATION: Southwest corner of 47th St. South and Broadway Ave.

SITE SIZE: 18.18 acres

NUMBER OF LOTS

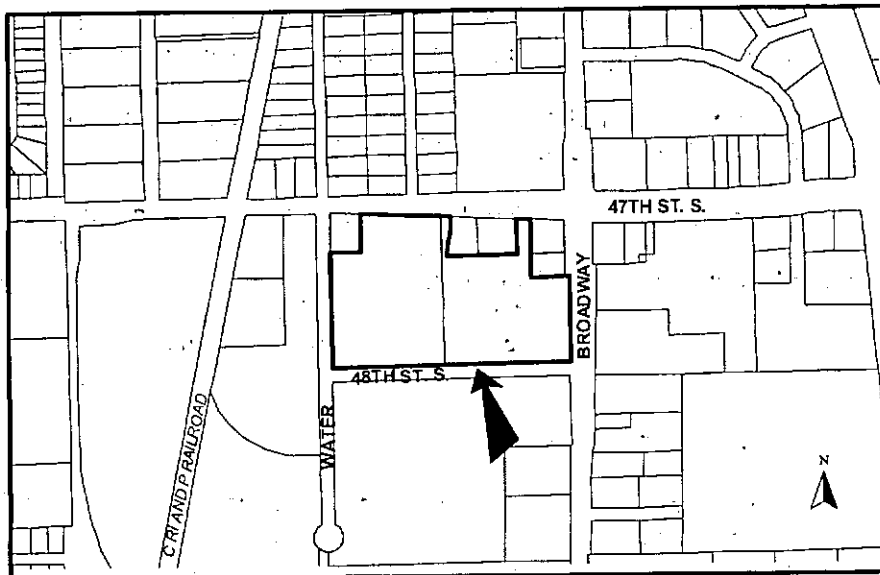
Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 44,037 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial; GC, General Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the Broadway 47 Plaza 2nd Addition. A zone change request (ZON 2006-26) from LC, Limited Commercial to GC, General Commercial has been requested for a portion of the site. The site is also subject to the Broadway 47 Plaza Commercial Community Unit Plan (DP-28).

STAFF COMMENTS:

- A. A water extension is needed for Lots 5 and 6. A sewer extension is needed for Lots 3, 4, 5 and 6. Lot 1 has existing services for the existing building to be razed which may either be reused or need to be relocated/abandoned.
- 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. A drainage plan is needed.
- D. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. A left turn lane is needed into the major entry along 47th St. South.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Broadway and two openings along 47th St. South. The final plat shall reference the dedication of access controls in the plat's text. The opening along Broadway needs to be defined.
- F. The ingress-egress easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The street right-of-way width should be denoted along Broadway and 47th St. South.
- H. The Applicant needs to request a CUP amendment/adjustment, as the CUP parcel boundaries do not correspond with the area being platted and building setbacks need to be revised.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Broadway 47 Plaza Commercial Community Unit Plan (DP-28).
- J. 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.
- K. The lots should be denoted by a bold line.
- L. 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.
- M. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- N. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".

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- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.