

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-77-- HOSKINSON 3RD ADDITION

OWNER/APPLICANT: Box Development, LLC, Attn: Mike Boyd, 1707 N. Waterfront Pkwy, Wichita, KS 67206

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

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

SITE SIZE: .97 acres

NUMBER OF LOTS

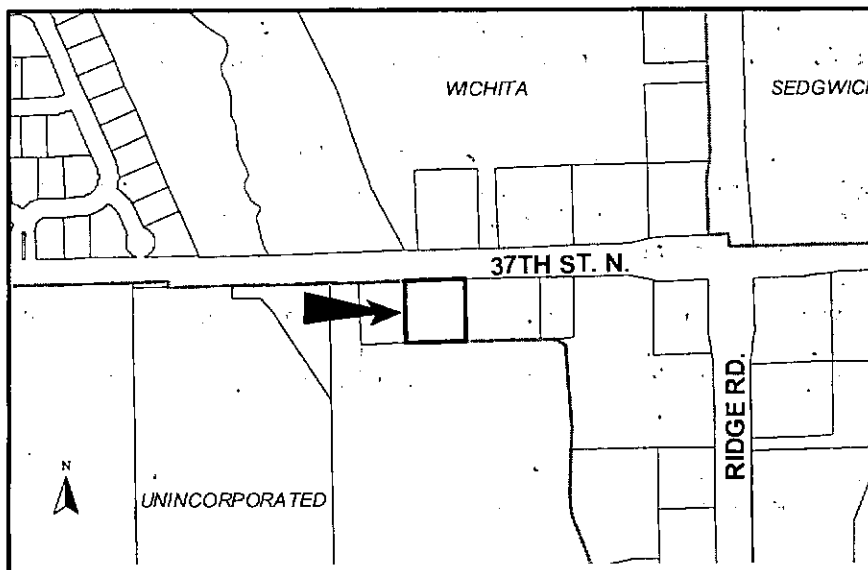
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 40,180 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2004-47) has been approved from SF-20, Single-Family Residential to LC, Limited Commercial along with Protective Overlay #147 addressing permitted uses, signs, access, lighting, screening, building materials and setbacks.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. In lieu of assessment for sewer main is needed, which may be included with lateral petition.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat proposes one opening to 37th St. North. The access controls are approved.
- E. In accordance with Protective Overlay #147, a cross-lot access agreement with the property to the east along 37th St. North shall be provided.
- F. 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.
- G. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO's and their special conditions for development on this property.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - HOSKINSON 3RD ADDITION

PT 01	North: 30927.4845	East : 45733.3484
Line	Course: N 89-29-21 E	Length: 205.0000
PT 02	North: 30929.3122	East : 45938.3402
Line	Course: S 00-07-25 W	Length: 206.0000
PT 03	North: 30723.3127	East : 45937.8958
Line	Course: S 89-29-21 W	Length: 205.0000
PT 04	North: 30721.4850	East : 45732.9039
Line	Course: N 00-07-25 E	Length: 206.0000
PT 01	North: 30927.4845	East : 45733.3484