

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2007-23 -- I-135 POWER CENTER 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Cornejo & Sons, Attn: Chuck Hill, 2060 E. Tulsa, Wichita, KS  
67216-2440

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS  
67211

**LOCATION:** Southeast corner of 31<sup>st</sup> St. South and Hydraulic

**SITE SIZE:** 28.47 acres

**NUMBER OF LOTS**

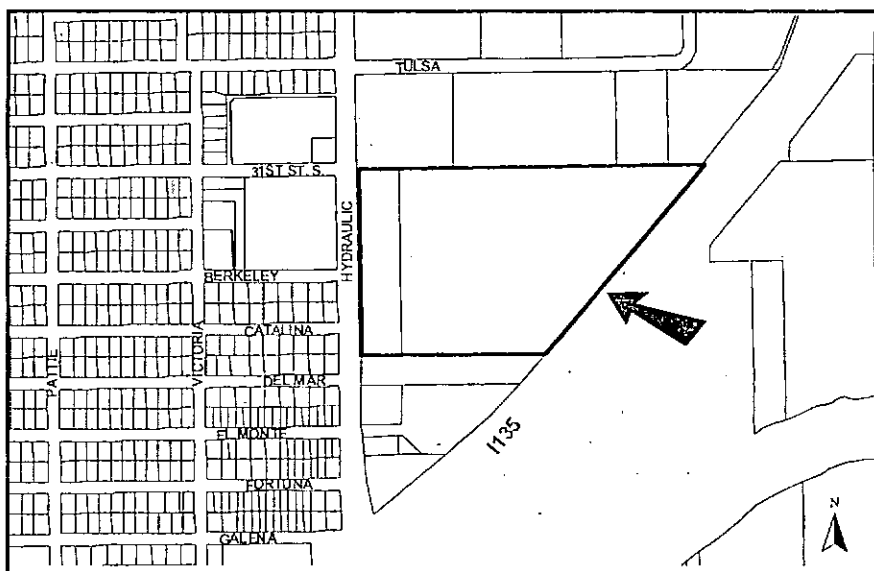
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

**MINIMUM LOT AREA:** 1.7 acres

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** GI, General Industrial

**VICINITY MAP**



NOTE: This is a replat of the I-135 Power Center Addition. The site has been approved for a zone change (ZON 2006-14) from LI, Limited Industrial to GI, General Industrial. A Protective Overlay (P-O #171) was also approved for this site addressing uses, landscaping, and screening.

STAFF COMMENTS:

- A. City water is available on Hydraulic. The existing sewer along Hydraulic is a force main and cannot be used for services. Therefore, applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. In lieu of assessment fees for sewer main should be included with the sewer petition.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes three openings along Hydraulic. Complete access control needs to be platted along I-135.
- E. On the final plat, the MAPC signature block needs to reference the new Chair.
- F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.

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- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. 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.
- P. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - I-135 POWER CENTER 2ND ADDITION

PT 01 North: 3459.0962 East : 10899.4638  
Line Course: N 00-00-00 E Length: 936.7900  
PT 02 North: 4395.8862 East : 10899.4638  
Line Course: N 89-46-40 E Length: 1720.1700  
PT 03 North: 4402.5579 East : 12619.6209  
Line Course: S 40-16-39 W Length: 1236.6400  
PT 04 North: 3459.0977 East : 11820.1452  
Line Course: N 90-00-00 W Length: 920.6800  
PT 01 North: 3459.0977 East : 10899.4652

MISCLOSURE:

Line Course: S 42-52-53 W Length: 0.0020  
North: 3459.0962 East : 10899.4638