

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

**CASE NUMBER:** SUB 2002-07 – K & N MOTORCYCLE ADDITION

**OWNER/APPLICANT:** Keith N. Harris, 339 N. West St., Wichita, KS 67203

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

**LOCATION:** West side of West St., North of 2nd Street

**SITE SIZE:** 1.65 Acres

**NUMBER OF LOTS**

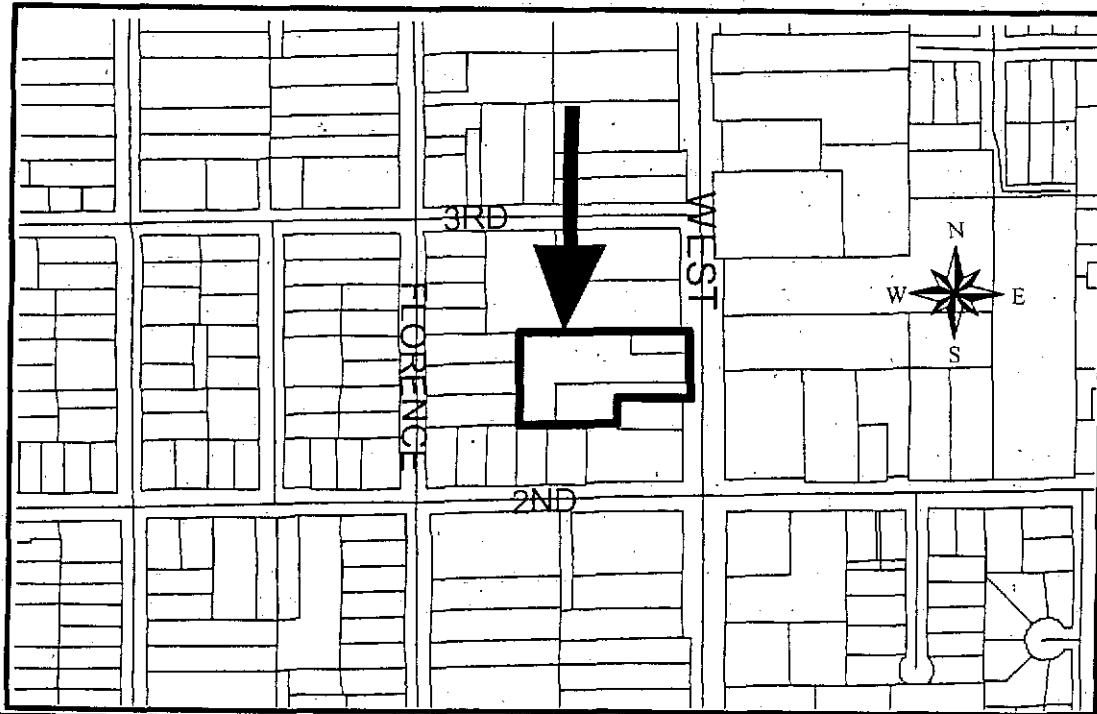
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.58 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential, B, Multi-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



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Note: This is a replat of a portion of the Parkwilde Addition. The applicant has submitted a request for a zone change (ZON 2001-76) from SF-5, Single-Family Residential and B, Multi-Family Residential to LC, Limited Commercial. A conditional use request is also proposed for a vehicle and equipment sales.

Planning Staff recommends approval of the plat subject to the following conditions.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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 one access opening along the south property line.
- E. A cross-lot access agreement with the abutting property owners to the north and south 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. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- 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 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.
- J. 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.)
- 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

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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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (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 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 - K&N MOTORCYCLE ADDITION

PT 01	North: 3085.0718	East : 1716.2193
Line	Course: N 89-58-21 E	Length: 362.1900
PT 02	North: 3085.2456	East : 2078.4093
Line	Course: S 00-01-35 E	Length: 155.0800
PT 03	North: 2930.1657	East : 2078.4807
Line	Course: S 89-53-50 W	Length: 149.8200
PT 04	North: 2929.8969	East : 1928.6609
Line	Course: S 00-13-13 W	Length: 62.2800
PT 05	North: 2867.6174	East : 1928.4215
Line	Course: S 89-57-51 W	Length: 212.4400
PT 06	North: 2867.4845	East : 1715.9815
Line	Course: N 00-03-42 E	Length: 217.5800
PT 01	North: 3085.0644	East : 1716.2157