

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-57 -- KENNY ROGERS ADDITION

OWNER/APPLICANT: Kenneth D. Rogers, 3401 E. 53rd St. North, Kechi, KS 67067

SURVEYOR/ENGINEER: Reiss and Goodness, 2160 W. 21st. St. North, Wichita, KS 67203

LOCATION: East side of Hillside, South of 53rd St. North

SITE SIZE: 5.72 Acres

NUMBER OF LOTS

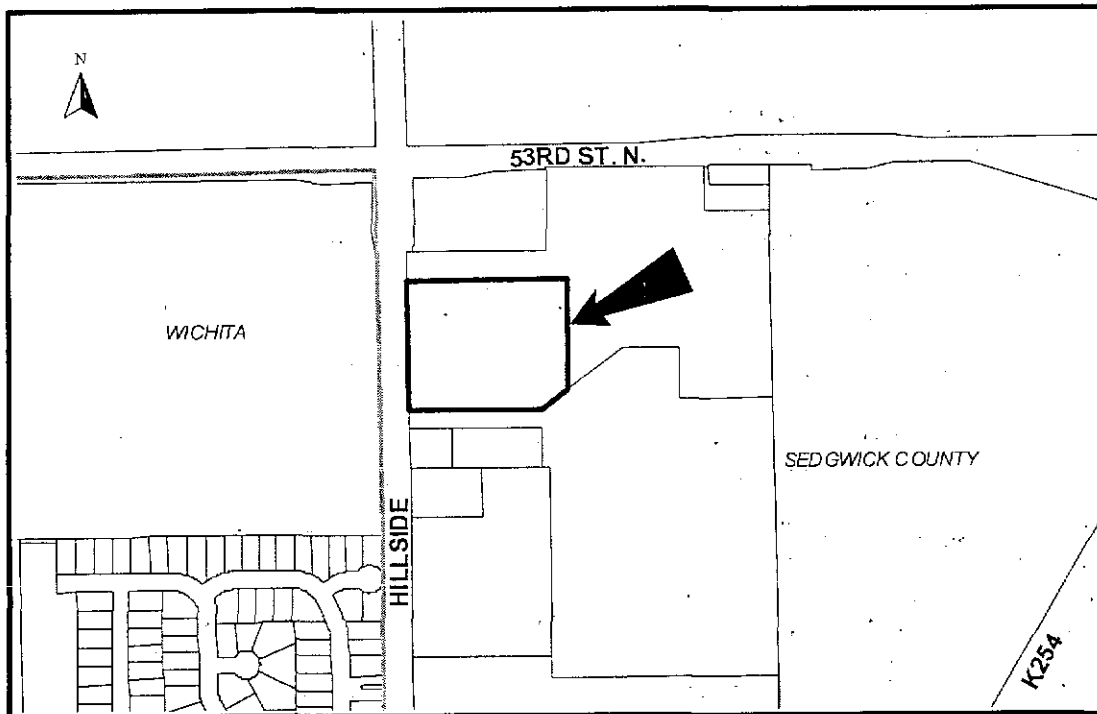
| | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 5.61 Acres

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

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: The applicant requests a zone change (ZON 2004-23) from SF-20, Single-Family Residential to LC, Limited Commercial. This site is located in the County adjoining Wichita's city limits and annexation is required. A Community Unit Plan (CUP 2004-14, DP-275) has also been proposed.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- C. City water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. City Engineering needs to comment on the need for other guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan needs to be submitted to County Engineering.
- F. County Surveying advises that bearings on the preliminary plat do not match bearings on the final plat.
- G. County/Traffic Engineering needs to comment on the access controls. The plat denotes one opening along Hillside. Traffic and County Engineering requests the alignment of the proposed opening with the northernmost opening for the school across Hillside.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Kenny Rogers Commercial CUP (CUP 2004-14, DP-275).
- I. 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.
- J. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- K. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- L. As required by the CUP, a wall easement needs to be platted around perimeter property lines. The easement shall be platted separately from the 20-ft utility easement.
- M. The plat'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.
- N. 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.)

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May 13, 2003 - Page 3

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

| <u>POINT</u> | <u>NORTHING</u> | <u>EASTING</u> | <u>DIRECTION</u> | <u>DISTANCE</u> |
|--------------|-----------------|----------------|------------------|-----------------|
| Begin | 702.1616 | 206.7965 | S 00°06'01" E | 459.37 |
| | 242.7923 | 207.6005 | N 89°53'59" E | 455.00 |
| | 243.5886 | 662.5998 | N 53°52'52" E | 117.45 |
| | 312.8210 | 757.4754 | N 00°06'01" W | 389.34 |
| | 702.1604 | 756.7940 | N 90°00'00" W | 550.00 |
| End | 702.1604 | 206.7940 | | |

Error of Closure: 1:703,985

Departure in Y (Northing): .0012

Departure in X (Easting): .0025

Closing Direction: N 65°17'12" E

Closing Distance: 0.0028



REISS & GOODNESS ENGINEERS
2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

May 21, 2004

Ms. Vicky Huang, P.E.
City Hall, 7th Floor Engineering
455 N. Main
Wichita, KS 67202

RE: Kenny Rogers Addition

Dear Vicky:

Enclosed are 2 copies of the proposed drainage concept plan for Kenny Rogers Addition. I've made a guess of how the associated CUP would affect the development.

Please review the concept and let me know what I need to do from here.

Sincerely,

REISS & GOODNESS ENGINEERS

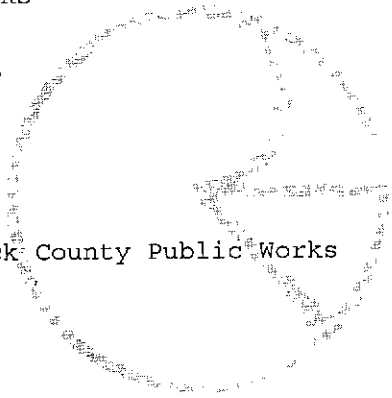


Robert Previtera, L.A.

Enc.

cc: Pauly Ryn - Sedgwick County Public Works

RP/lt



RECEIVED
MAY 21 2004
CITY - ENGINEERING

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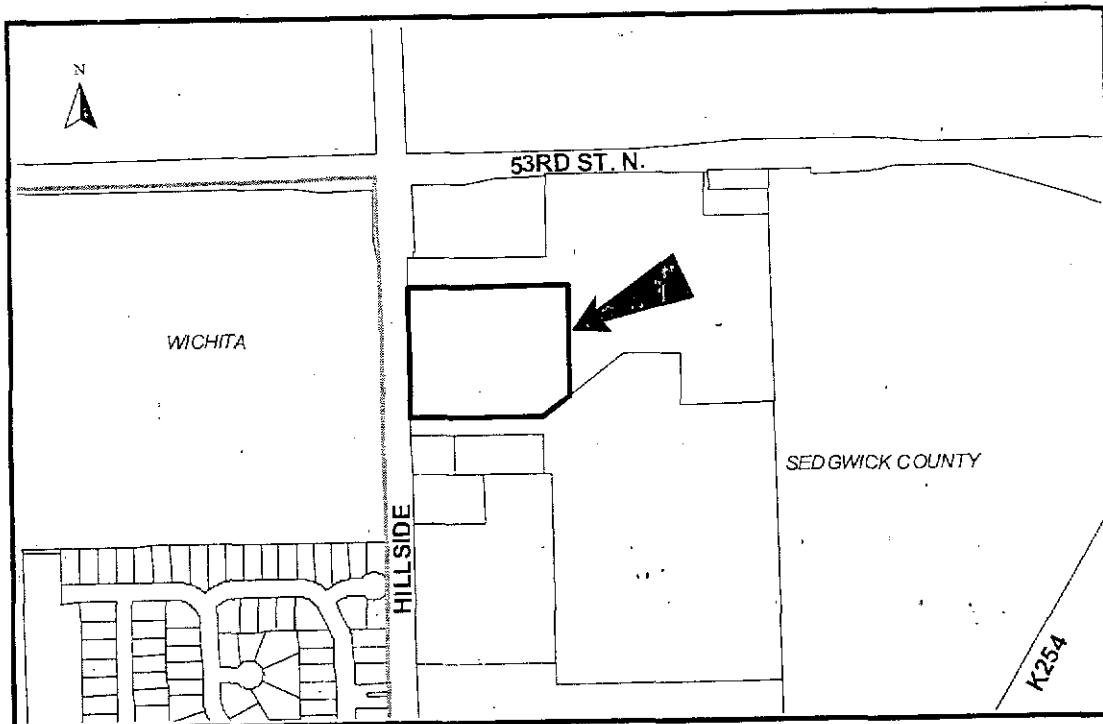
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SUB 2004-57 -- One-Step Final Plat of KENNY ROGERS ADDITION
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- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved. A drainage plan needs to be submitted to County Engineering.*
- F. County Surveying advises that bearings on the preliminary plat do not match bearings on the final plat.
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