

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8  
APRIL 15, 2004**

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

**CASE NUMBER:** SUB 2004-40 -- HOLLAND ADDITION

**OWNER/APPLICANT:** Holland Ventures, LLC, P.O. Box 771102, Wichita, KS 67277;  
George Dimitroploules, P.O. Box 12474, Wichita, KS 67277; Robert  
and Joyce Jones, 1200 S. Byron, Wichita, KS 67209

**SURVEYOR/ENGINEER:** AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

**LOCATION:** Northwest corner of Kellogg and Tyler

**SITE SIZE:** 11.59 Acres

**NUMBER OF LOTS**

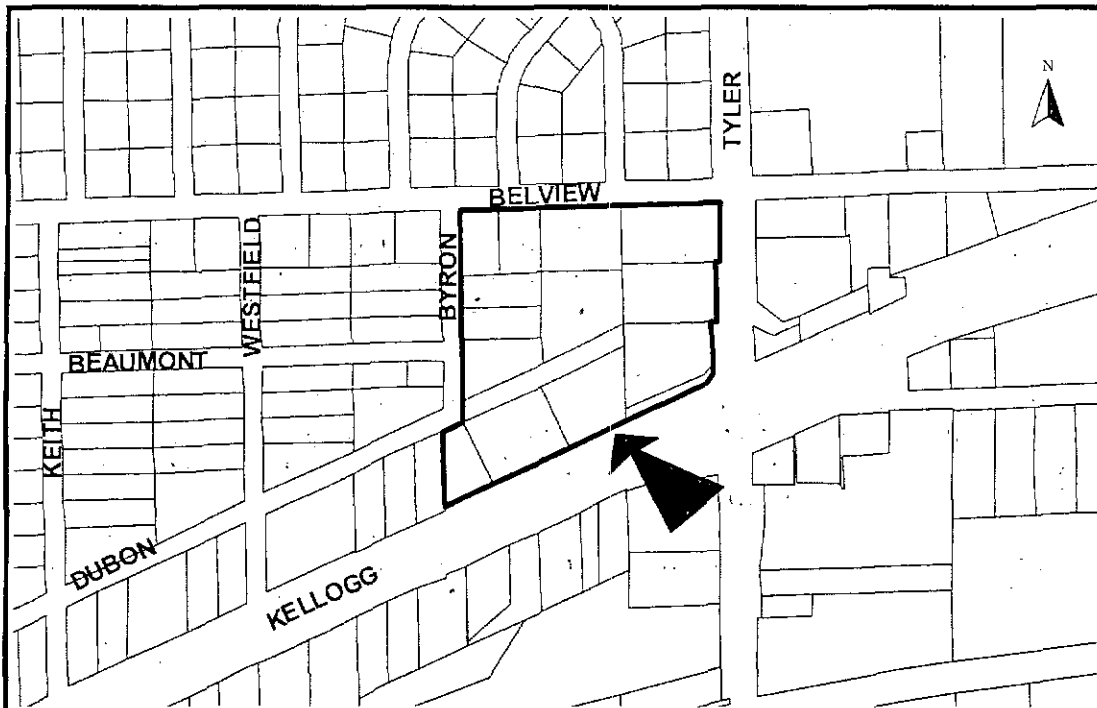
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

**MINIMUM LOT AREA:** 29,000 Sq. Ft.

**CURRENT ZONING:** SF-5, Single-Family Residential; LC, Limited Commercial, GC, General Commercial

**PROPOSED ZONING:** GC, General Commercial

**VICINITY MAP**



**SUB 2004-40 -- One-Step Final Plat of HOLLAND ADDITION**  
**April 15, 2004 - Page 2**

**NOTE:** This is a replat of the Payday Addition, Schniepp Addition and a portion of the Westport Addition in addition to unplatted property. The site has been approved for a zone change (ZON 2003-50) from SF-5, Single-Family Residential and LC, Limited Commercial to GC, General Commercial. The Holland Commercial Community Unit Plan (CUP 2003-52, DP-268) was also approved for this site.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. The surveyor's certificate should reference that this plat also includes a replat of a portion of the Westport Addition.
- E. In accordance with the CUP approval, a traffic study is required that addresses access control, dedications, turn lanes and accel/decel lanes.
- F. In accordance with the CUP approval, complete access control is required along Belview, unless determined otherwise by the traffic study. Complete access control is also required along Byron. Traffic Engineering has approved the rights-out only opening along Belview. The north opening on Tyler needs to be restricted to rights-in/out only.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Holland Commercial Community Unit Plan (CUP 2003-52, DP-268).
- H. 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.
- I. 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.
- J. 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.
- K. 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.)
- L. 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.

**SUB 2004-40 -- One-Step Final Plat of HOLLAND ADDITION**  
**April 15, 2004 - Page 3**

- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.



**TRANSMITTAL**

**AM Consulting**  
142 N. Emporia,  
Wichita, Kansas 67202  
316-265-2870 Fax 316-265-2839

Date: April 14, 2004

**To:** Ms. Vicki Huang, PE  
City of Wichita  
455 N. Main; 7<sup>th</sup> Floor  
Wichita, KS 67202

**RE: Holland Addition  
Drainage Plan**

We transmit the following:

  X   Originals                             Application                             Legal Desc.

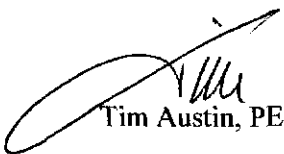
       Photocopies                             Shop Drawings                             Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
		Proposed drainage plan

**Remarks:**

Vicki, please call to discuss after you have had a chance to review. Thanks

**AM Consulting, Inc.**

  
Tim Austin, PE