

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226; Leland & Evelyn Gieseke, 1238 N. Armstrong Ct., Derby, KS 67037; James & Andrea Scarpelli, 321 S. Summitlawn, Wichita, KS 67212; Barbara Nelson, 326 S. Ridge Rd., Wichita, KS 67209

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 2.19 Acres

NUMBER OF LOTS

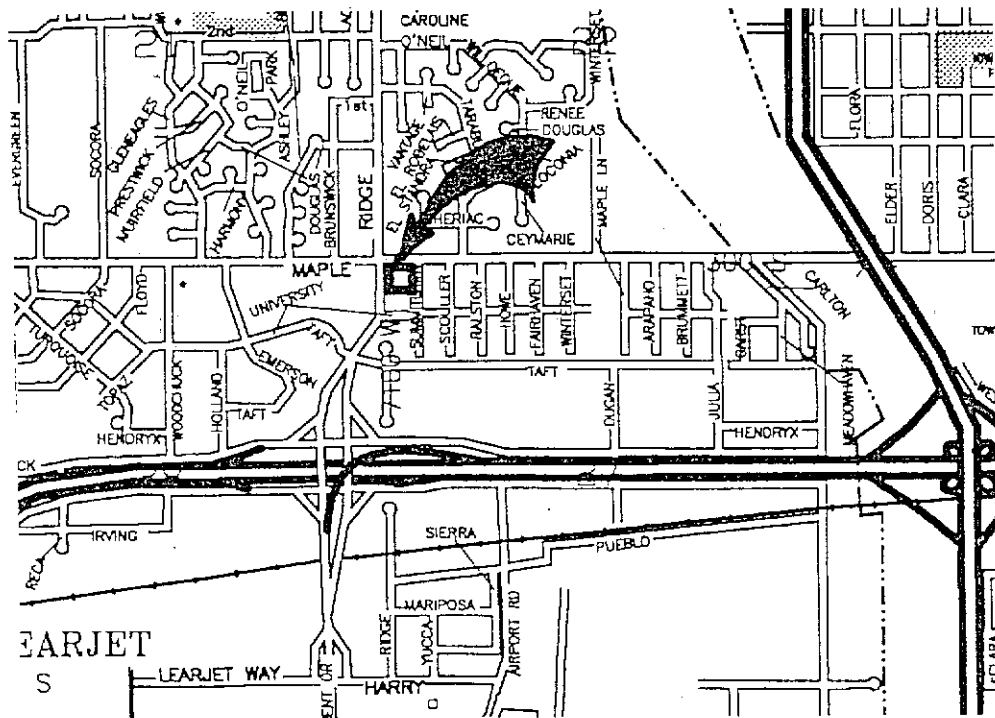
Residential:	.
Office:	.
Commercial:	2
Industrial:	.
Total:	2

MINIMUM LOT AREA: 27,878 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This is a replat of portions of the King's Maple Street Addition and the Westerlea Village Addition. This site has been approved for three zone changes (Z-3350, Z-3359 and Z-3360) from SF-6, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone changes also established Protective Overlays addressing signage, building height, lighting, screening, landscaping, and permitted uses.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- 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 need for access controls. The restrictive covenant to be provided with the associated zone change (Z-3360) required the dedication of complete access control along Summitlawn. Protective Overlay #63 associated with Z-3350 requires the dedication of access control except for one opening along the entire frontage of Ridge Road. 150 feet of complete access control is required from the intersection of Maple and Ridge Road. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat tracing shall reference the access controls in the plat's text.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. If platted, the building setback may be 20 feet in accordance with the Zoning Regulations.
- G. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. Lot 2 exceeds the maximum lot width to lot depth ratio of 3 to 1. A modification will need to be approved.
- J. A "Notice of Protective overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

- L. The applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.
- M. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- N. The associated Protective Overlay requires a masonry wall constructed 20 feet west and north of the east and south property lines, respectively. The plat indicates a wall easement along the south line of the plat, instead of the required 20 feet to the north.
- O. The plattor'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.
- P. 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.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.

STAFF REPORT
(One-Step Final Plat Deferred 6/22/00)

2nd pg missing

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

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SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 2.19 Acres

NUMBER OF LOTS

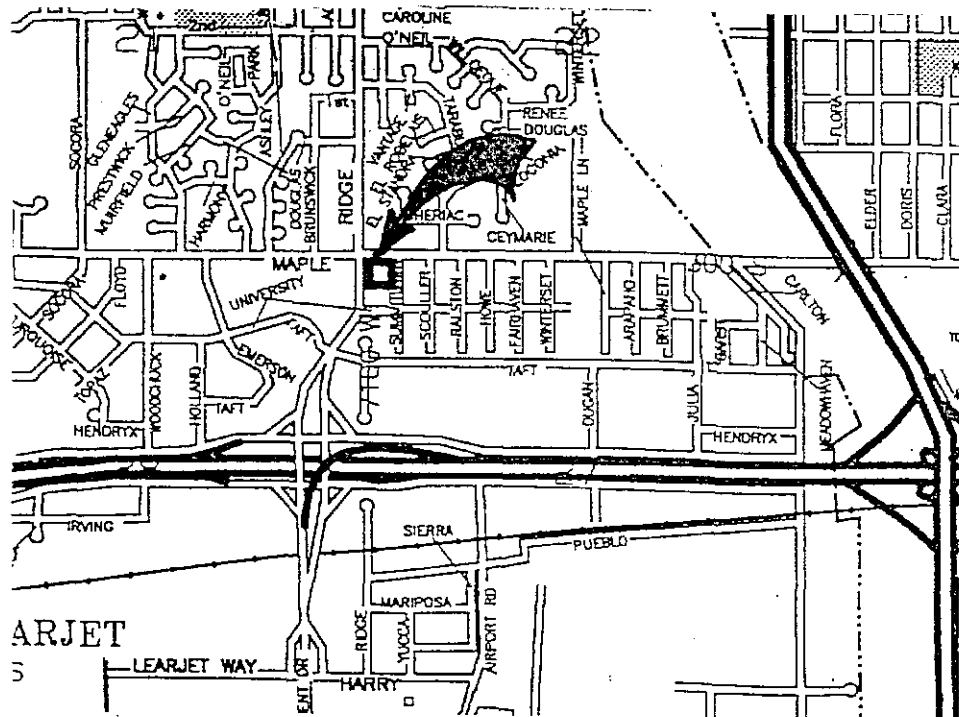
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 27,878 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

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STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- 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. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along Ridge Road has been provided in accordance with Protective Overlay #63 associated with Z-3350. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. Lot 2 exceeds the maximum lot width to lot depth ratio of 3 to 1. A modification will need to be approved.
- I. "Notice of Protective overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. The Applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.

STAFF REPORT

(Revised One-Step Final Plat, One-Step Final Plat Deferred 7/6/00)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226; Leland & Evelyn Gieseke, 1238 N. Armstrong Ct., Derby, KS 67037; James & Andrea Scarpelli, 321 S. Summitlawn, Wichita, KS 67212; Barbara Nelson, 326 S. Ridge Rd., Wichita, KS 67209

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 2.19 Acres

NUMBER OF LOTS

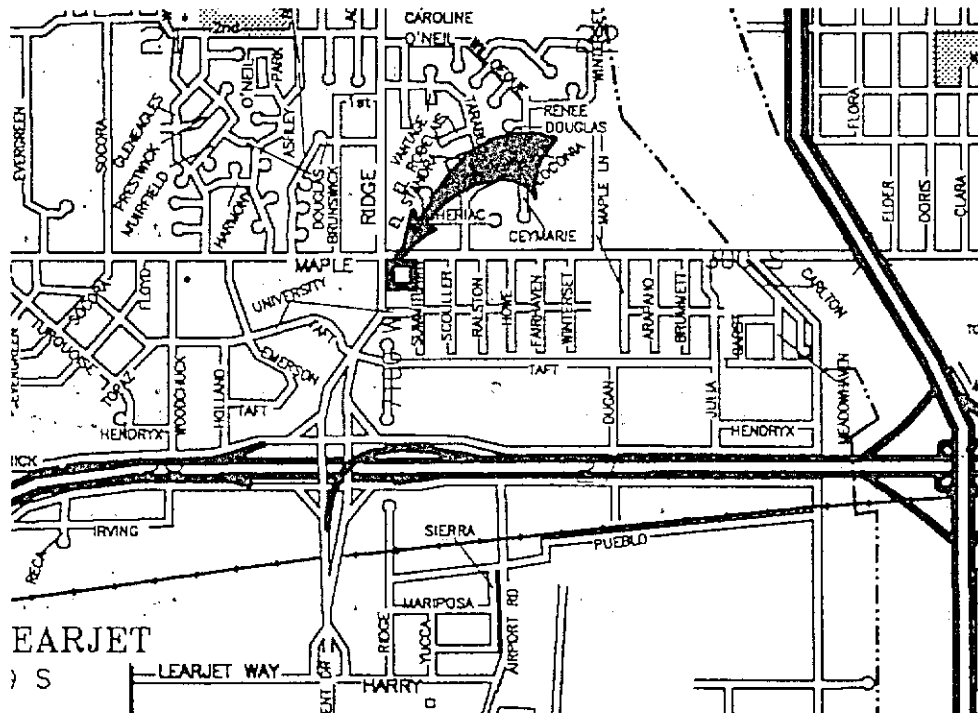
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.19 acres

CURRENT ZONING: SF-6, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



Note: This is a replat of portions of the King's Maple Street Addition and the Westerlea Village Addition. This site has been approved for three zone changes (Z-3350, Z-3359 and Z-3360) from SF-6, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone changes also established Protective Overlays addressing signage, building height, lighting, screening, landscaping, and permitted uses.

This revised one-step final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- 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. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along Ridge Road was required by Protective Overlay #63 associated with Z-3350; however the revised plat indicates two openings. The dimension for the access control on Ridge Road needs corrected from 191.12' to 211.12'. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. The applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.
- K. The bearing on the north line of N 89°57'30" E needs corrected to S 89°57'30" E.

- L. The Basis of Bearing needs to be added. County Surveying recommends that the plat be rotated to a previously assumed bearing.
- M. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- N. The associated Protective Overlay requires a masonry wall constructed 20 feet north of the south property line, along with a 20-ft landscaped buffer adjacent to the south side of the wall. The plat indicates a wall easement along the south property line, not in accordance with the required location.
- O. The platator'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.
- P. The wall easement shall be referenced in the platator's text.
- Q. The right-of-way width on Summitlawn Drive needs to be added.
- R. Reference to K.S.A. 12-512(b), amended, needs to be added in the platator's text.
- S. The platator's text needs to correct "lots" to "a lot".
- T. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- U. The year "2001" needs to replace "2000" within the signature blocks.
- V. 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.)
- W. 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.
- X. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.
- Z. 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.

- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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.

STAFF REPORT

(Revised One-Step Final Plat Deferred 4/12/01, One-Step Final Plat Deferred 7/6/00)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: .34 Acres.

NUMBER OF LOTS

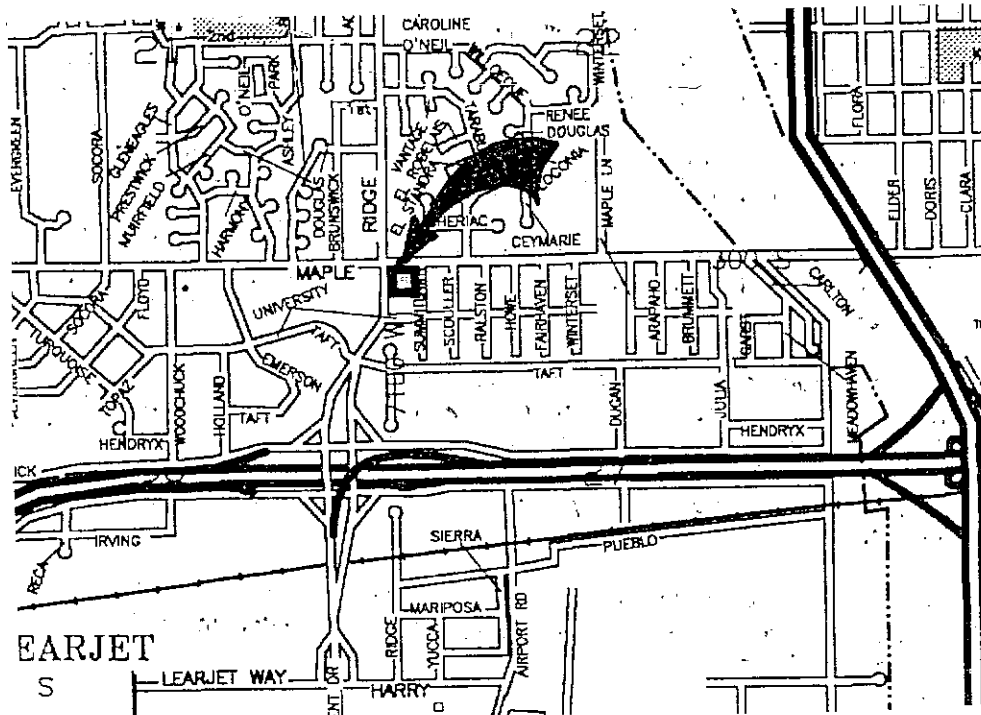
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 14,612 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of a portion of the King's Maple Street Addition. This site has been approved for a zone change (Z-3359) from SF-5, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone change also established a Protective Overlay addressing signage, building height, lighting, and screening.

This revised one-step final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- 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. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along the entire frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350; however this plat and the abutting plat to the south (King's Maple St. 3rd) indicates a total of two openings. A joint opening should be denoted along the south line of the plat. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise-pollution in the habitable structures constructed on subject property.
- I. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

- K. The Applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.
- L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- M. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

STAFF REPORT

(Revised One-Step Final Plat Deferred 10/18/01 and 4/12/01, One-Step Final Plat Deferred 7/6/00)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

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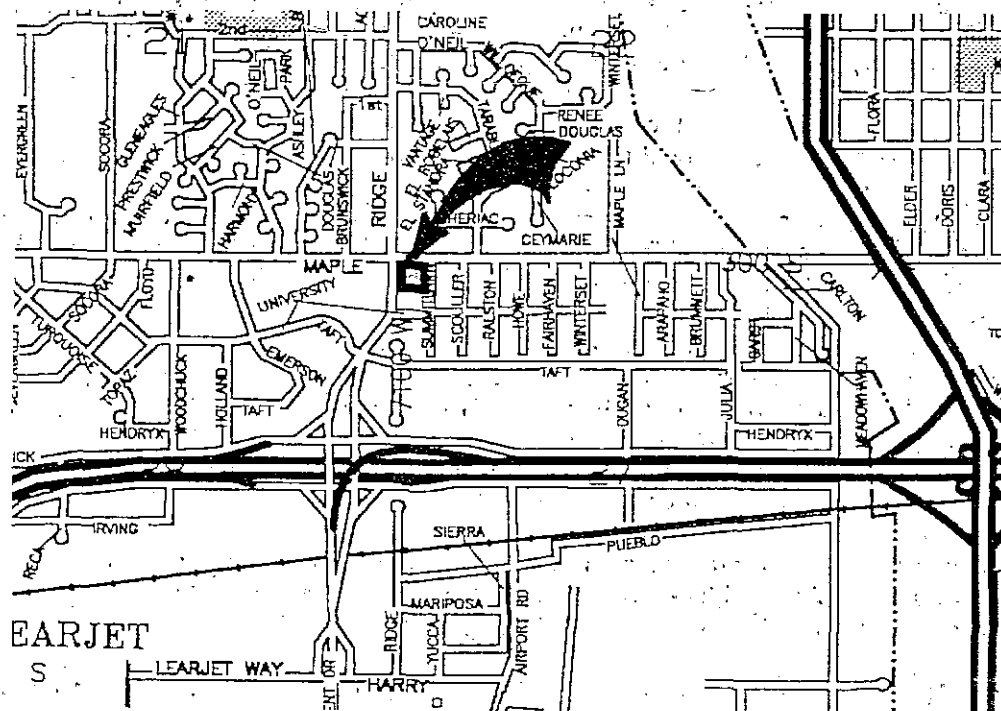
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VICINITY MAP



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- C. City Engineering needs to comment on the status of the applicant's drainage plan.
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- E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
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- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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. Southwestern Bell has advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.
- W. 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.

STAFF REPORT

(REVISED ONE-STEP FINAL PLAT DEFERRED 11/1/01, 10/18/01, 4/12/01, ONE-STEP FINAL PLAT DEFERRED 7/6/00)

CASE NUMBER: SUB 2000-43 -- KING'S MAPLE STREET SECOND ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017; Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: .34 Acres

NUMBER OF LOTS

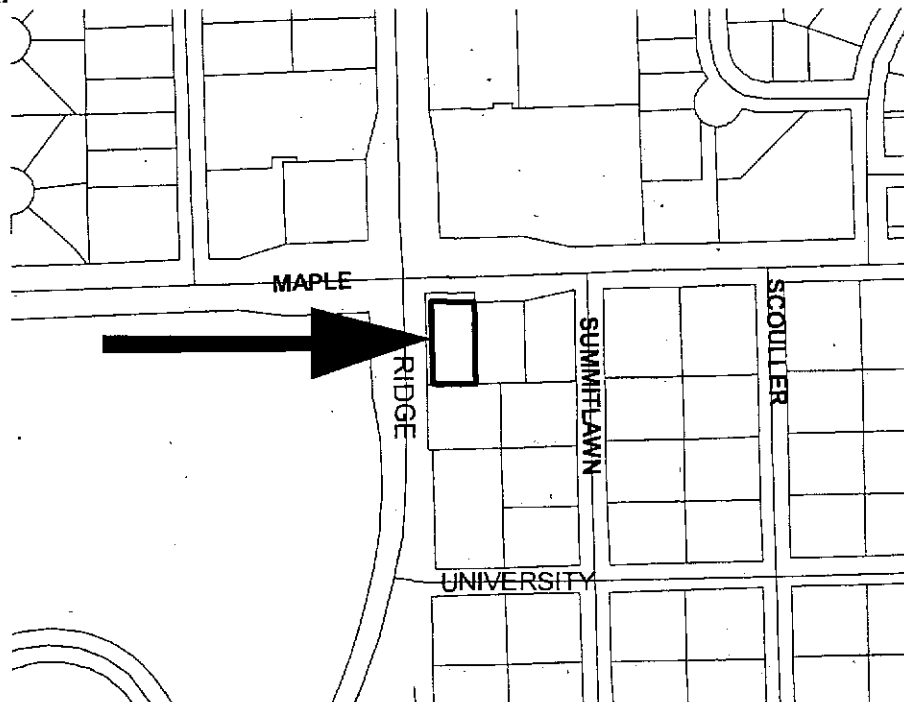
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 14,612 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of a portion of the King's Maple Street Addition. This site has been approved for a zone change (Z-3359) from SF-5, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone change also established a Protective Overlay addressing signage, building height, lighting, and screening.

This revised one-step final plat has reduced the number of lots from two to one.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. **City Engineering** needs to comment on the need for any 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. **An off-site drainage agreement is needed.**
- D. **Traffic Engineering** needs to comment on the access controls. Dedication of access control except for one opening along the entire frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350; however this plat and the abutting plat to the south (King's Maple St. 3rd) indicates a total of two openings. A joint opening should be denoted along the south line of the plat and 150 feet of complete access control dedicated from the intersection. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and Ridge Road are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial.
- E. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. **Traffic Engineering** needs to comment on the need for the dedication of any additional right-of-way. The plat indicates a "corner clip" with a 60-ft half-street right-of-way in lieu of the standard 75-ft major street intersection.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.

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- K. The Applicant is reminded that a condition of approval of the associated zone change (Z-3360) was the submittal of a restrictive covenant.
- L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- M. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- N. The legal description needs to be corrected.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. **Southwestern Bell has advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.**

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- X. 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.

King's Maple Street 2nd

Boundary										
Point	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
N	89	57	30	W	85.62	89.9583	1.00000	0.00073	-85.62	0.06
N	0	3	20	W	151.92	0.0556	0.00097	1.00000	-0.15	151.92
N	45	0	39	E	28.20	45.0108	0.70724	0.70697	19.94	19.94
S	89	57	30	E	65.81	89.9583	1.00000	0.00073	65.81	-0.05
S	0	0	0	W	171.87	0.0000	0.00000	1.00000	0.00	-171.87
					503.42				-0.01312	0.00098
						Closure Error =				0.01409
						PRECISION =		1:		35,700

George Weaver

401 S. Summittown

943-8577

John Hensel

Tennis Ct.