

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-71 -- REPLAT OF KINKAID PARK ADDITION

OWNER/APPLICANT: Wal-Mart Stores, Inc., 2001 S.E. 10th St., Bentonville, AR 72716

SURVEYOR/ENGINEER: Spear & McCaleb Co., P.C., 815 West Main, Oklahoma City, OK 73106

LOCATION: South side of Pawnee, East side of Broadway

SITE SIZE: 27.10 acres

NUMBER OF LOTS

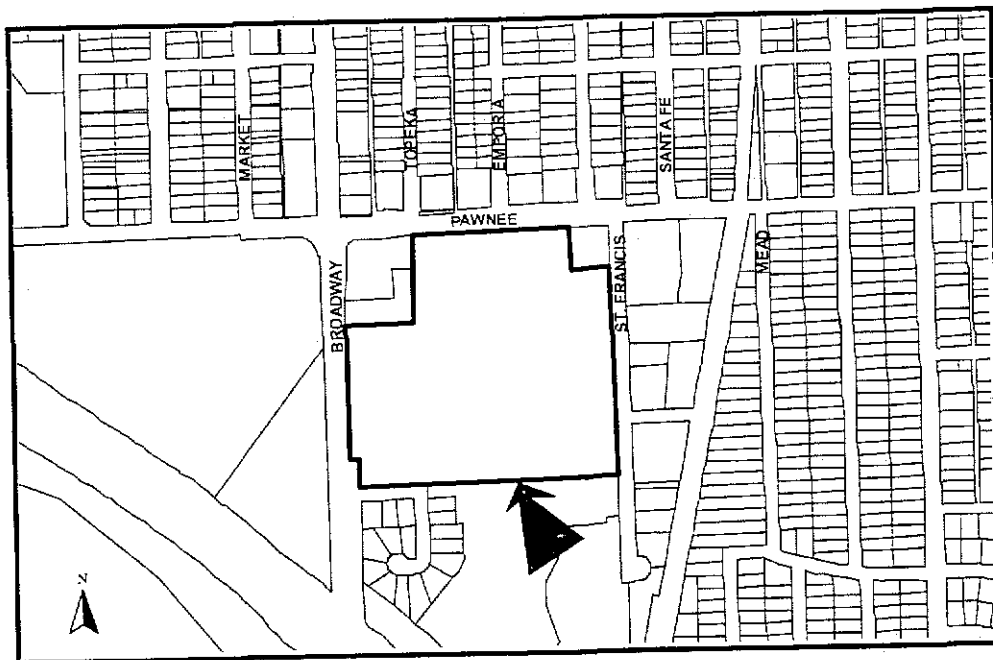
Residential:	
Office:	
Commercial:	6
Industrial:	-
Total:	6

MINIMUM LOT AREA: 27.10 acres

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Kinkaid Park Addition. The site has been approved for a CUP amendment (CUP 2003-19, DP-43 Amendment #3) to the Kinkaid Park Commercial CUP.

Planning Staff recommends approval of the plat.

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. In accordance with the CUP amendment, guarantees shall be provided for extending the left-turn center lane on Broadway to the southern opening to Lot 2A, and extending the right-turn decel lane on Broadway from Marion Road to form a decel lane with at least 100 feet of taper and 150 feet of storage, as determined by the Traffic Engineer.
- 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. In accordance with the CUP amendment, the opening to Lot 2A along the south property line shall be closed, and the middle entrance on St. Francis shall be closed.
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes four access openings along Pawnee and four openings along Broadway in accordance with the CUP. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **The access controls have been approved.**
- G. **County Surveying** has requested a central angle (delta) with curve data.
- H. The 20' portion of building setback along the east side of Lot 2A needs to be located.
- I. The plat name in the owner's certificate needs to be corrected to match the title block.
- J. The plat name needs to be included on the Planning Commission certificate.
- K. **County Surveying** has requested a bearing on internal lot lines.
- L. **County Surveying** has advised that the storm sewer easement along the south line of Lot 2A needs to be located. (20' north of south line)
- M. **County Surveying** has advised that the 10' sanitary sewer easement running southwest-northeast needs to be located.
- N. **County Surveying** has advised that interior bearings need basis shown since some are plat and some are SPCS.
- O. The lot lines need to be solid lines.

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- P. In accordance with the CUP amendment, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- Q. Traffic Engineering has requested additional right-of-way along St. Francis. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street.
- R. The lots shall be renumbered as 1 through 6, Block A.
- S. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of to the Kinkaid Park Commercial CUP (CUP 2003-19, DP-43 Amendment #3).
- T. 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.
- U. City Water and Sewer Department needs to comment on the existing wall located along the south property line which is within a 10-ft utility easement. The Subdivision Regulations require that wall easements are platted separately from utility easements or require the execution of a Hold Harmless Agreement.
- V. The City Council certificate needs to be revised to reference Carlos Mayans, Mayor.
- W. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- X. The County Commissioners certificate may be deleted as this plat is located within the city of Wichita.
- Y. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- Z. The MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- AA. Marion Rd. which abuts the plat to the south, shall be designated on the plat along with its right-of-way width.
- BB. 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.
- CC. 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.
- DD. 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.)
- EE. 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.

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- FF. 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.
- GG. 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.
- HH. 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.
- II. Perimeter closure computations shall be submitted with the final plat tracing.
- JJ. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- KK. 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.
- LL. 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.