

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-21 -- LORAC FIRST ADDITION

OWNER/APPLICANT: Robert and Carol Herring, 534 N. Brownthrush, Wichita, KS 67212

SURVEYOR/ENGINEER: Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North side of Harry, East side of St. Francis

SITE SIZE: 1.55 Acres

NUMBER OF LOTS

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

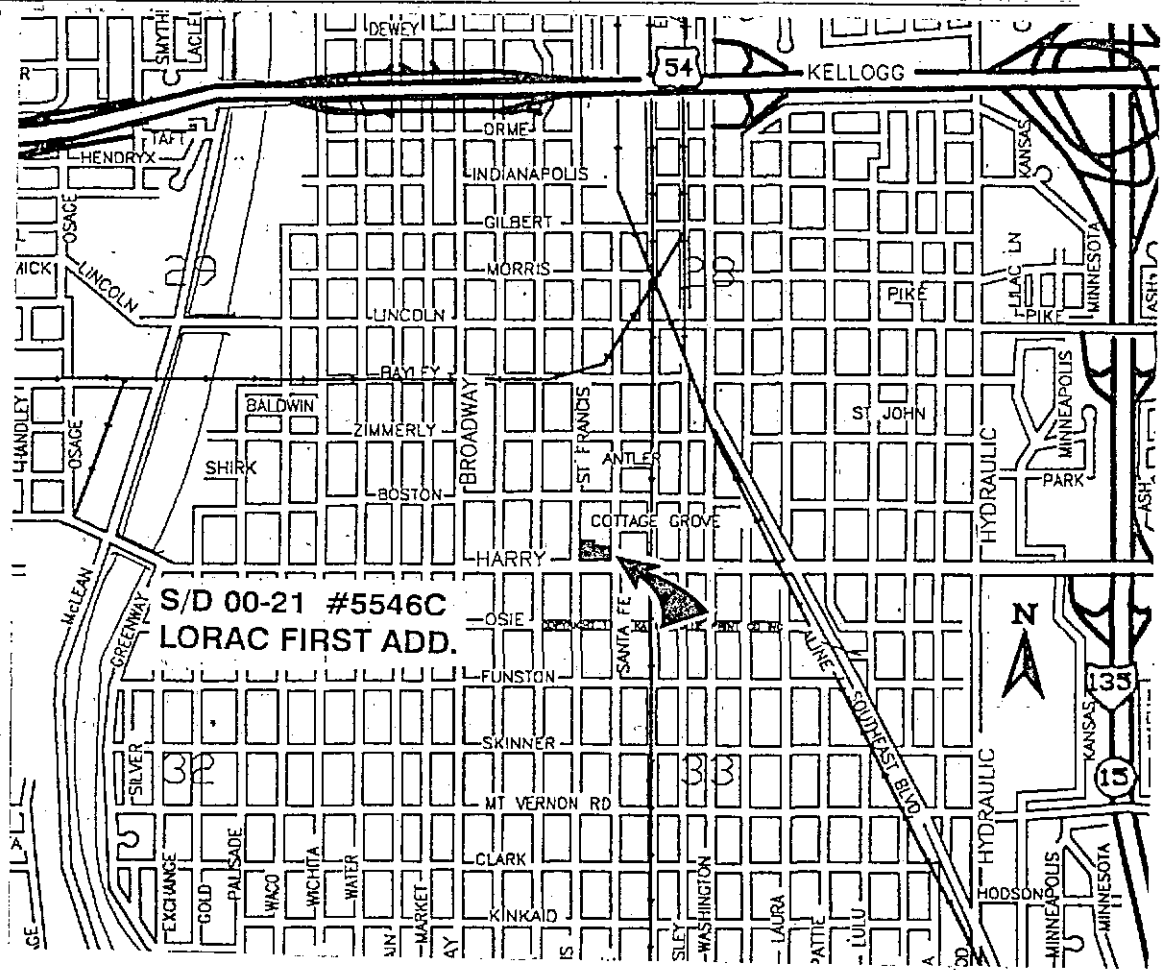
MINIMUM LOT AREA: 1.55 Acres

CURRENT ZONING: GO, General Office; LI, Limited Industrial; MF-29, Multi-Family Residential

PROPOSED ZONING: LI, Limited Industrial

*Sewer under
the building*

VICINITY MAP



Note: The northern portion of this site has been approved for a zone change (Z-3322) from MF-29, Multi-Family Residential and GO, General Office to LI, Limited Industrial for the expansion of an existing industrial use. The site is also subject to a Protective Overlay addressing landscaping and access controls. This is a replat of lots in the Zimmerly's Addition and the Perrys Addition.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve this 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. City Engineering needs to comment on the access controls. The plat proposes three access openings along St. Francis, three access openings along Santa Fe, and two openings along Harry. In accordance with the Protective Overlay, the Applicant shall guarantee the closure of the westernmost driveway opening along Harry. Distances should be shown for all segments of access control.
- E. The County Surveyor has requested additional boundary measurements.
- F. The legal description in the plat's text needs to reference the "Perrys" Addition in addition to the section, township and range.
- G. The Applicant is reminded of the screening requirements of the Unified Zoning Code and the Landscape Ordinance along the north, east and west property lines.
- H. Traffic Engineering needs to comment on the need for additional right-of-way along Harry.
- I. The final plat tracing should reference a tie point to a section corner.
- J. 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.
- 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.
- 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 316-729-0102) 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 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.
- 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 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.