

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-06 -- MARQUEZ ADDITION

OWNER/APPLICANT: Jose A. Marquez, 127 S. Minneapolis, Wichita, KS 67211

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211

LOCATION: Northwest corner of 61st St. North (U.S. 254 Highway) and 127th St. East

SITE SIZE: 13.0 acres

NUMBER OF LOTS

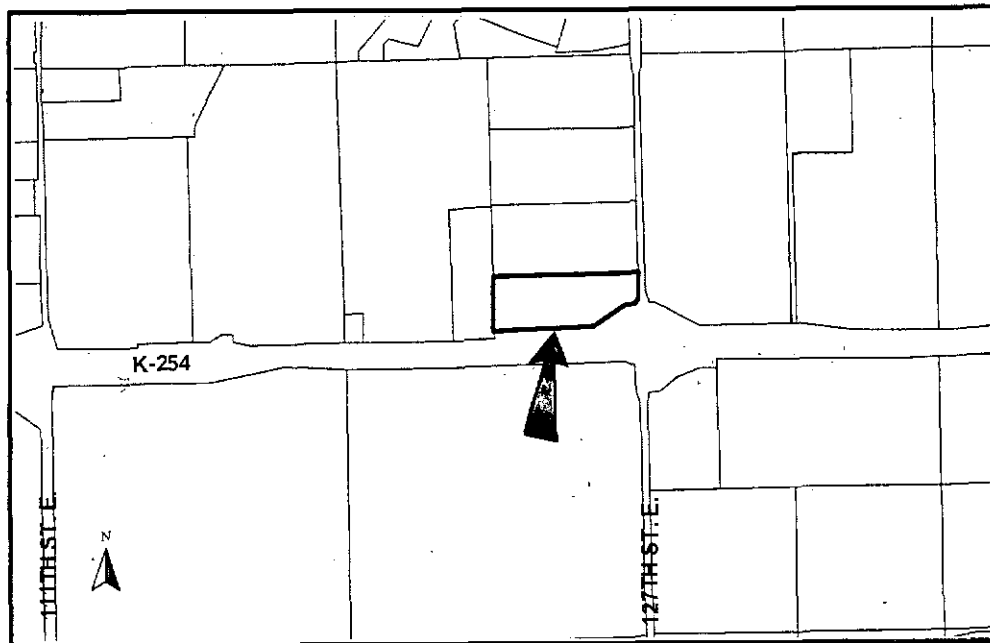
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	$\frac{2}{2}$

MINIMUM LOT AREA: 6.01 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



NOTE: This is an unplatted site located in the County within three miles of Wichita's boundary. This site is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2004-04) from RR, Rural-Residential to OW, Office Warehouse. A Protective Overlay (P-O #138) was also approved for this site addressing uses, screening, signage, lighting and architectural design.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.*
- B. The site is currently located within the Butler County Rural Water District No. 5. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection. *The applicant will be connecting to the rural water line.*
- C. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- F. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed.*
- G. County Engineering requests a guarantee for paving of the frontage road including a temporary turnaround at west end, along with 127th St. East from Highway 254 to the frontage road.
- H. County Engineering requests complete access control to 127th St. East. Complete access control along the frontage road is needed from 127th St. East to the point where lot line turns to the southwest.
- I. In accordance with the Protective Overlay, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. All access drives shall be in accordance with Sedgwick County Service Drive Code.
- K. Additional right-of-way is needed along 127th St. East. The Access Management Regulations requires a 60-ft half-street right-of-way width along rural arterials.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

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- M. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.
- N. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- O. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- P. The signature line for the County Commissioners Chairman needs to reference "David M. Unruh".
- Q. 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.
- R. 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.
- S. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- Z. 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.

- AA. 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.