

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-111 -- PEACOCK SECOND ADDITION

OWNER/APPLICANT: Lorie Wilson and Kelly Phipps, 5801 Killdeer Lane, Viola, KS 67149

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South side of Central, East of West Street

SITE SIZE: .96 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	2

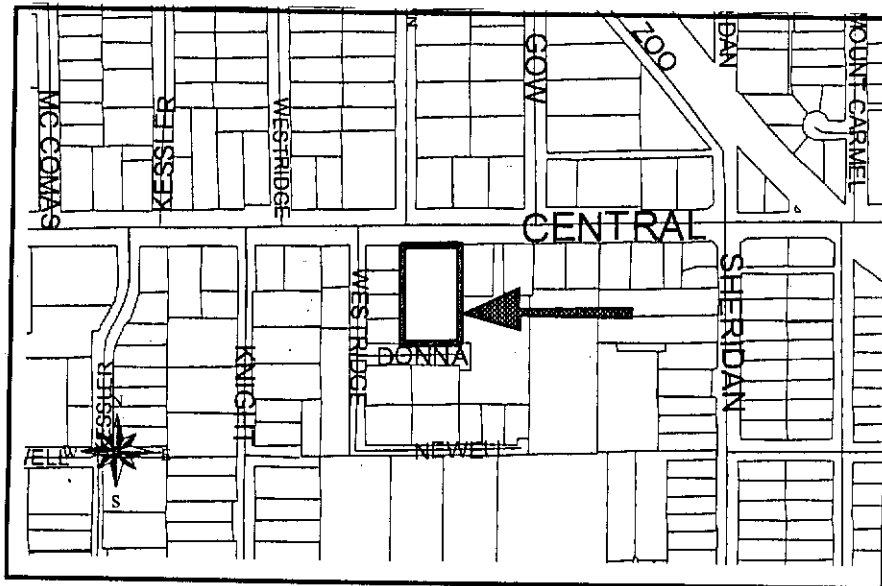
*Cross lot drainage agreement,
Paving of Donna*

MINIMUM LOT AREA: 20,358 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential; B, Multi-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail (Lot 1); B, Multi-Family Residential (Lot 2)

VICINITY MAP



NOTE: This is a replat of the Peacock Addition. Lot 1 has been approved for a zone change (ZON 2002-44) from SF-5, Single-Family Residential to NR, Neighborhood Retail subject to replatting.

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 concept.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along Central. The final plat shall reference the dedication of access controls in the plat's text. **Traffic Engineering has requested a restrictive covenant that permits future cross-lot access with the abutting property owner to the west along Central.**
- E. 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.
- F. 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.
- G. 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.)
- H. 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.
- I. 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.
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

**INTEROFFICE MEMORANDUM**

TO: Metropolitan Area Planning Commission
FROM: Scott Logan, Traffic Engineer
SUBJECT: Peacock Second Addition – Deviation from Access Management Regulations
DATE: November 7, 2002

Dear Commisioners,

I have recommended a deviation from Access Management Regulations for the Peacock Second Addition preliminary plat that was approved by the MAPC Subdivision Committee on October 31. This deviation allows one access onto Central Avenue from the lot located on 3425 W. Central and within 100 feet of other full movement driveways located on either side of this property. Due to an extenuating circumstances, this access was allowed since this property could not share drives or gain cross easements across the other adjacent properties without undue problems. These adjacent properties both have parking lots and driveways along their frontages onto Central Avenue, however, allowing a drive access across these lots would necessitate a loss of more than half of their parking spaces. It should be noted that the access control conditions along Central Avenue within this developed area is compromised since driveways have been permitted along each lot within several blocks of this property. There is a center "continuous" left-turning lane that is extended along this frontage that mitigates problems with left-turning traffic along Central onto this property.

According to the Access Management Regulation, deviation from standards can be allowed in situations where the character of the site, development, street, or area presents unusual conditions where the application of standards under these conditions result in undue hardships or impracticalities. Staff believes that this condition is met since requiring this property to share an access with the adjoining property would necessitate the removal of half of the parking spaces on these lots.

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(FINAL PLAT, PRELIMINARY PLAT APPROVED 10/31/02)

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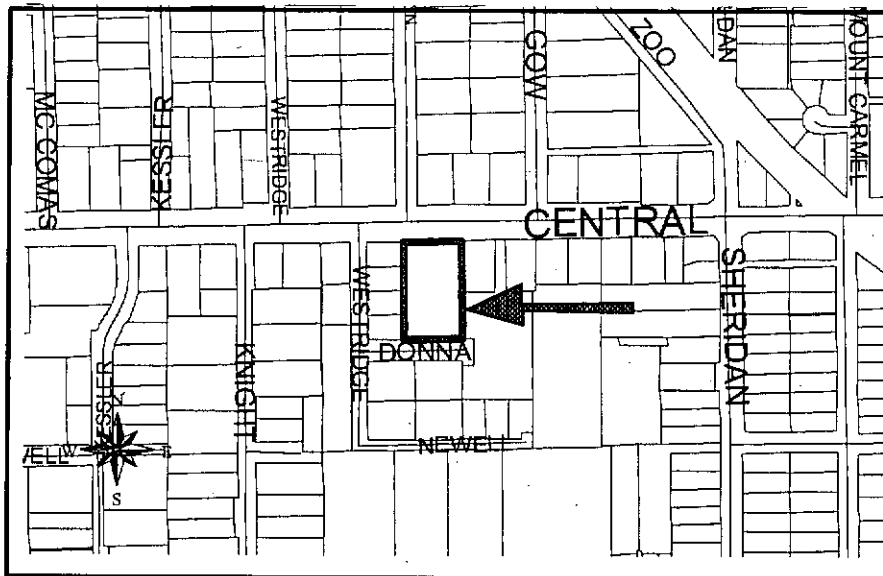
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SUB 2002-111 -- Final Plat of PEACOCK SECOND ADDITION
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NOTE: This is a replat of the Peacock Addition. Lot 1 has been approved for a zone change (ZON 2002-44) from SF-5, Single-Family Residential to NR, Neighborhood Retail subject to replatting.

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 guarantees or easements. **A cross-lot drainage agreement is needed.**
- 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 plat proposes one access opening along Central. **Traffic Engineering has approved one opening in alignment with Joann Street which is a deviation from Access Management Regulations. A memorandum has been provided to MAPC in this regard. A cross-lot access agreement needs to be provided between the two lots. A restrictive covenant is also requested that permits future cross-lot access with the abutting property owner to the west along Central.**
- 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. **The applicant will submit a Driveway Closure Certificate in lieu of a guarantee as the driveway will be closed upon site development.**
- F. **City Engineering** has requested a No Protest Petition to pave Donna Avenue.
- G. 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.
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December 12, 2002 - Page 3

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PEACOCK2CLOSURE

CLOSURE - PEACOCK 2ND ADDITION

PT 01	North: 2216.5706	East :	5267.6998
Line	Course: S 89-59-25 E	Length:	158.9900
PT 02	North: 2216.5437	East :	5426.6898
Line	Course: S 00-27-44 W	Length:	273.0900
PT 03	North: 1943.4626	East :	5424.4867
Line	Course: N 89-59-57 W	Length:	158.8800
PT 04	North: 1943.4649	East :	5265.6067
Line	Course: N 00-26-22 E	Length:	273.1200
PT 01	North: 2216.5768	East :	5267.7014