

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-04 -- PARKER OIL ADDITION

OWNER/APPLICANT: S & S Leasing, Attn: Evans Building, 9801 W. York, Wichita, KS 67277

SURVEYOR/ENGINEER: AM Consulting, Attn: Tim Austin, 142 N. Emporia, Wichita, KS 67202

LOCATION: West side of West Street, South of MacArthur Road

SITE SIZE: 5 Acres

NUMBER OF LOTS

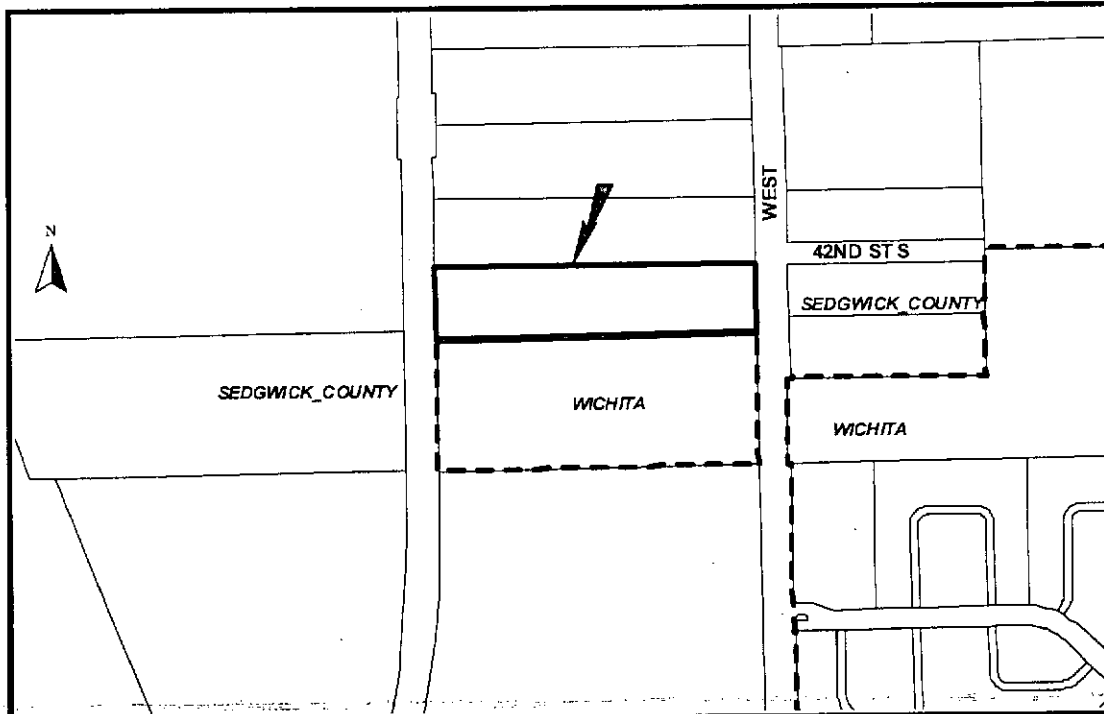
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|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | |
| Industrial: | <u>1</u> |
| Total: | 1 |

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita. If the annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. If the annexation is completed prior to the plat's submittal for City Council review, "Wichita" shall be added to the title block.
- C. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. A drainage plan is needed. The floodway needs to match up with the floodway on plats to the north and south. The preliminary plat should show adjacent owners.
- F. The railroad name need relabeled to the current owner.
- G. The section corners need to be labeled.
- H. The sewer easement needs to be located and width denoted.
- I. The 60-ft right-of-way needs to be properly depicted.
- J. The plat does not depict the 30' Arkla easement as denoted on adjoining plats.
- K. **Traffic/County Engineering** needs to comment on the access controls. The plat proposes one access opening along West Street. **County Engineering and Traffic Engineering request complete access control along West Street and a cross-lot access agreement with the property to the south.**
- L. The plat's text shall note the dedication of the street to and for the use of the public.
- M. 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."
- N. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- O. The year "2004" needs to replace "2003" within the signature blocks.

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- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- 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 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.)
- 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 thirty (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.

