

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-41 -- OSCO ADDITION

OWNER/APPLICANT: Roland A. King, 1627 S. Hillside, Wichita, KS 67211; (contract purchaser) GT Development, LLC, Attn: Ted Garrett, P.O. Box 10285, Albuquerque, NM 87184

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

LOCATION: Southwest corner of Harry and Hillside

SITE SIZE: 1.71 Acres

NUMBER OF LOTS

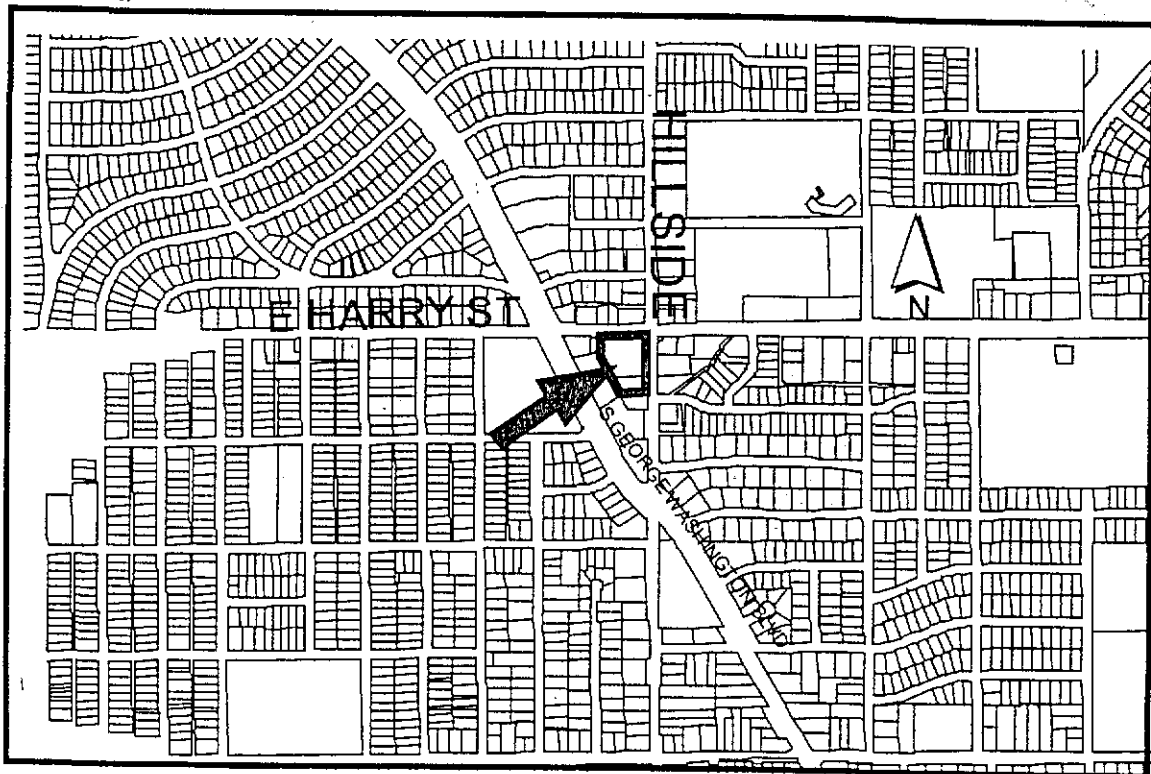
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.71 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is an unplatted site located within the City.

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 and the need for an off-site drainage easement. __
- D. Traffic Engineering needs to comment on the access controls and the need for locating access openings along property lines to allow for cross-lot access with adjoining commercial properties. Regarding the openings on this lot, MAPD recommends that the applicant submit a recorded Agreement consenting to cross-lot access of the adjoining properties to the south and west. The plat proposes one access opening along Harry and two access openings along Hillside. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection (measured from curb) of Harry and Hillside are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.
- 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.
- F. The plat's text needs to be revised to reference "a Lot and Block".
- G. The applicant is advised that in regard to the building and portion of the additional buildings within the contingent dedications and within the building setback, that while such areas of the existing structures may be retained, no enlargement of the buildings in such areas will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.
- H. The plat's text needs to be revised to reference access controls as "hereby dedicated to the appropriate governing body".
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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.

Harry Street

Hillside Avenue

71 STALLS
67 NEEDED

PROPOSED BUILDING
16,583 S.F.

EXISTING BUILDING



BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-562-7871 • 216 BLDG • NORTH, KANSAS 67101

CONCEPTUAL LAYOUT
2.26.2001

