

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 99-73 -- 127<sup>TH</sup> RETAIL ADDITION

**OWNER/APPLICANT:** Michael G. Loveland, 150 N. Market, Wichita, KS 67202

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

**LOCATION:** Southwest corner of 127<sup>th</sup> St. East and Central

**SITE SIZE:** 7.77 Acres

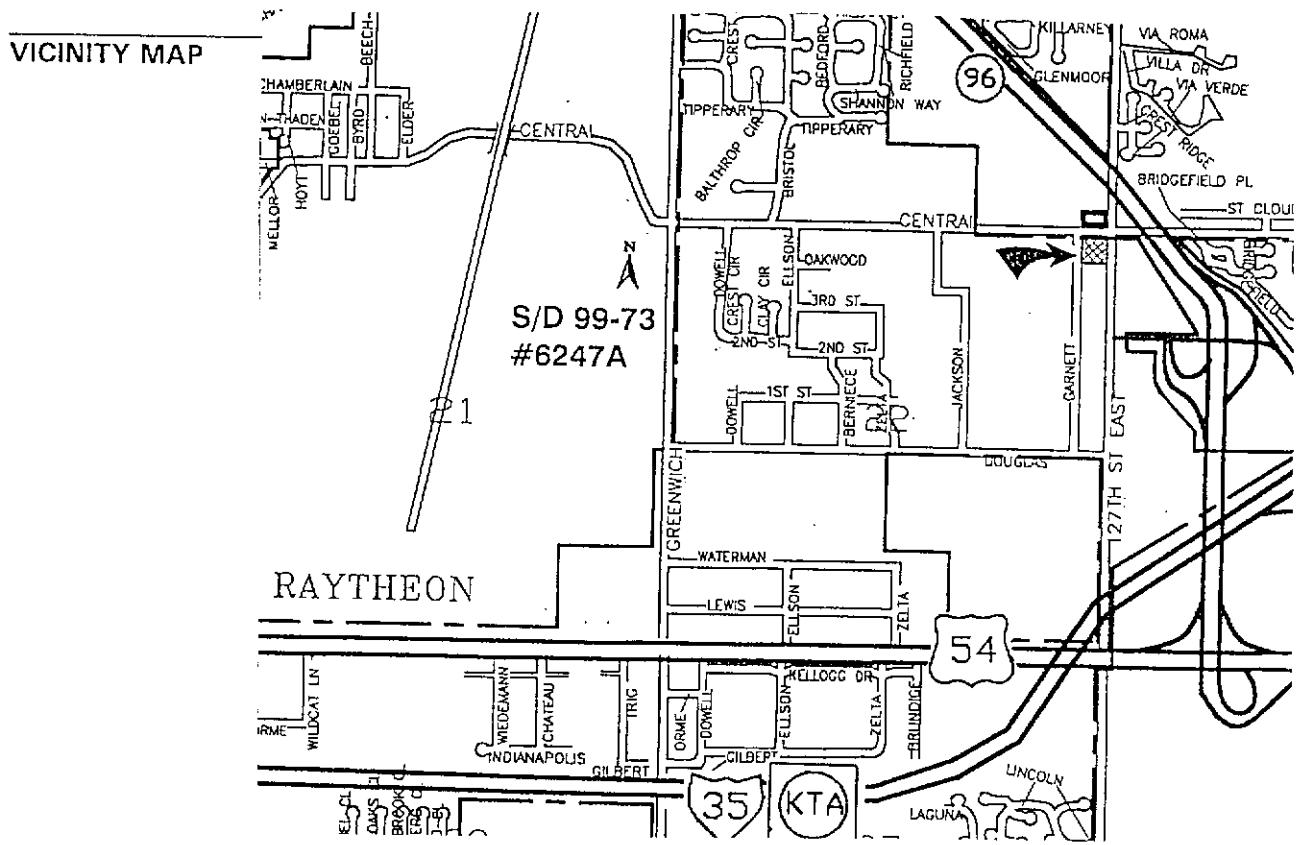
**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	6
Industrial:	1
Total:	6

**MINIMUM LOT AREA:** 33,479 Sq. Ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same



Note: This site is a replat of Lot 1 of the Gilder's Gardens Addition in addition to unplatted land. A zone change (Z-3336) was approved to LC, Limited Commercial for this site subject to platting. The site is also subject to the 127<sup>th</sup> Retail Center CUP (DP-247).

**STAFF COMMENTS:**

- A. County Engineering needs to comment on the need for any guarantees or easements. The site will be served by the Four Mile Creek sanitary sewer system.
- B. City water appears to be available to serve this site. City Engineering needs to comment on the need for guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. In accordance with the CUP approval, the plat proposes one joint access opening and one major access opening for both Central and 127<sup>th</sup> St. East. The joint opening on Central is limited to right-in/right-out turn movements by construction of a channelized "Y" opening at the site entrance or by construction of a raised central median on Central. The CUP also permitted one access opening along Garnett located up to 300 feet south of Central, and a second access opening if the property to the west is rezoned from SF-6, Single Family Residential. Distances shall be shown for all segments of access control. The plat's text shall note that the access controls are being dedicated to the City of Wichita and that the location of the openings are subject to approval by the City Engineer.
- F. The Applicant shall guarantee the closure of all driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- G. The joint access easements shall be established by separate instrument. The instruments shall state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveways within the easement shall also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot access and circulation agreement shall be provided.
- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets. In accordance with the CUP, the following traffic improvements are required: a continuous right turn lane along 127<sup>th</sup> St. East, extension of the left turn lane on Central at least 30 feet west of the curb of the major opening, and a guarantee for paving of Garnett if proposed to be used for access.
- J. The Applicant is reminded that a landscape buffer is required along the southern property line.

- K. A CUP Certificate shall be submitted to MAPD identifying the approved CUP (referenced as DP-247) and its special conditions for development on this property.
- L. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of DP-247.
- M. The platator'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.
- N. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.