

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-24 -- OLIVIA'S 1ST ADDITION

OWNER/APPLICANT: Jeff Niedens, 5211 W. 81st St. North, Valley Center, KS 67147

SURVEYOR/ENGINEER: Benchmark Land Survey, P.A., 617 E. William, Wichita, KS 67202

LOCATION: West side of Hoover, North of Central

SITE SIZE: 1.1 acres

NUMBER OF LOTS

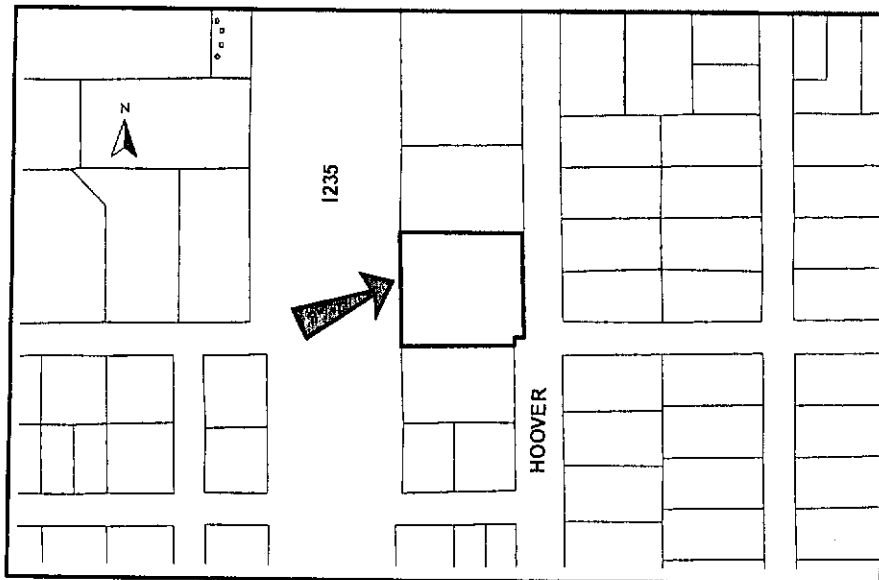
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 9,000 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. A zone change request (ZON 2006-10) from SF-5, Single-Family Residential to TF-3, Two-Family Residential has been requested.

STAFF COMMENTS:

- A. Existing sanitary sewer and related easements need to be corrected on the plat which will affect availability of sanitary sewer to Lot 4. Applicant needs to address serving Lot 4 with water or else a water extension is required in 8th St with drivable surface or street paving.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- 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. If any drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes four openings along Hoover.
- G. The Applicant shall include the vacation of 8th Street within the plat.
- H. 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.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- L. The ingress and egress easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- M. 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.

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- N. The platlor'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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(Revised One-Step Final Plat, Approved 4/13/06)

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LOCATION: West side of Hoover, North of Central

SITE SIZE: 1.1 acres

NUMBER OF LOTS

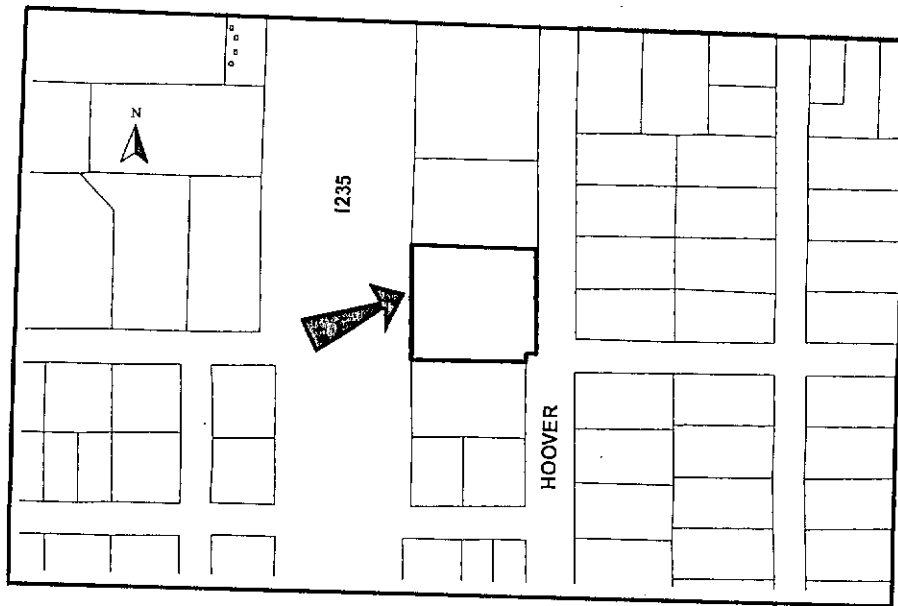
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 7,019 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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

The zone change request (ZON 2006-10) from SF-5, Single-Family Residential to TF-3, Two-Family Residential has been denied by City Council. This revised plat increased the number of lots adjoining Hoover to four.

STAFF COMMENTS:

- A. Water and sewer services are available to serve this site. The applicant is advised that Lot 4 only has access to water on Hoover
- 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. The drainage plan is approved subject to revisions. The plat's datum is in City and should be converted to NGVD, per subdivision regulations. Drainage easements shall be shown on the plat that overlays the 20' utility easement with a drainage easement described along the north line from the west line of the plat to the 20' utility easement. A cross lot drainage agreement should be included between lots 1 & 2 and 4.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes four openings along Hoover. The access controls are approved.
- E. 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.
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- H. Lot 4 does not conform with the 50-foot lot width requirement for the SF-5 District. An administrative adjustment will need to be approved prior to City Council review.
- I. 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.
- J. The plattor'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 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.)

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