

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8
SEPTEMBER 5, 2002

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-85 -- TOWN SQUARE ADDITION

OWNER/APPLICANT: City of Wichita, 455 N. Main, Wichita, KS 67202; Old Town Warren Theatre, LLC, P.O. Box 782560, Wichita, KS 67278; DD Realty, LLC, 230 N. Mosley, Wichita, KS 67214; SE Building, LLC, 230 N. Mosley, Wichita, KS 67214

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: West side of Rock Island, Between 2nd and 3rd Streets

SITE SIZE: 5.05 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 6

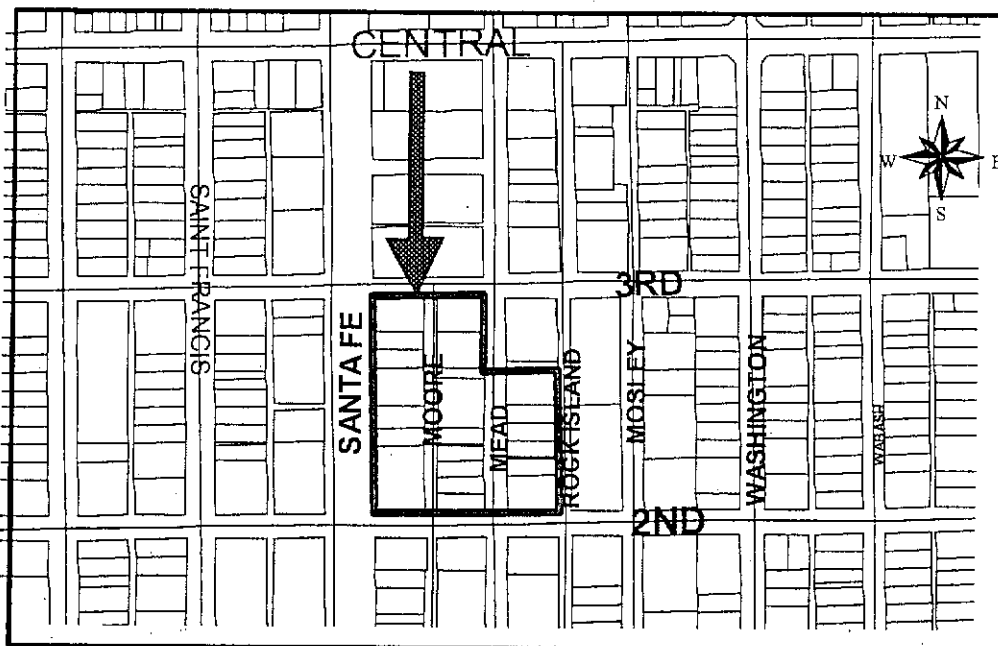
Total: 6

MINIMUM LOT AREA: 19,246 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This replat includes the vacation of the north segment of the north-south Moore Street and the dedication of an east-west Moore Street.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water to serve the lots being platted. City Engineering needs to comment on the need for other 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.
- D. Complete access control should be platted along the plat's frontage to 2nd Street. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. The applicant shall guarantee the paving of the east-west segment of Moore.
- F. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 and 2, Block 1, and for Lot 1, Block 2. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- H. The City Fire Department/GIS needs to comment on the plat's street names.
- 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 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 316-946-4556) 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.

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Wichita, Kansas 67203

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OLD TOWN SQUARE ADDITION

Block 1

Course: N 89-50-21 E Distance: 130.11
Course: N 00-02-25 W Distance: 361.54
Course: N 89-57-55 E Distance: 153.06
Course: N 00-02-05 W Distance: 231.86
Course: S 89-51-58 W Distance: 153.64
Course: N 00-02-25 W Distance: 14.50
Course: S 89-51-58 W Distance: 128.84
Course: S 00-01-35 W Distance: 607.70

Perimeter: 1781.25

Area: 114310.39 2.62 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.006 Course: N 68-15-28 W

Precision 1: 301882.62

Block 2

Course: S 89-57-55 W Distance: 95.05
Course: S 00-02-25 E Distance: 307.41
Course: N 89-50-21 E Distance: 95.02
Course: N 00-02-05 W Distance: 307.20

Perimeter: 804.68

Area: 29205.52 0.67 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.001 Course: N 26-17-33 E

Precision 1: 843959.74

Block 3

Course: S 89-55-57 W Distance: 139.97
Course: S 00-02-05 E Distance: 357.03
Course: N 89-52-57 E Distance: 139.87
Course: N 00-01-11 W Distance: 356.91

Perimeter: 993.78

Area: 49946.26 1.15 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.007 Course: S 73-27-18 E

Precision 1: 142493.42

