

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-125 – MULLER ADDITION

OWNER/APPLICANT: Larry L. Muller, 11416 W. 1st, Wichita, KS 67212-5494

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

LOCATION: North side of Maple, between I-235 and West

SITE SIZE: .47 Acres

NUMBER OF LOTS

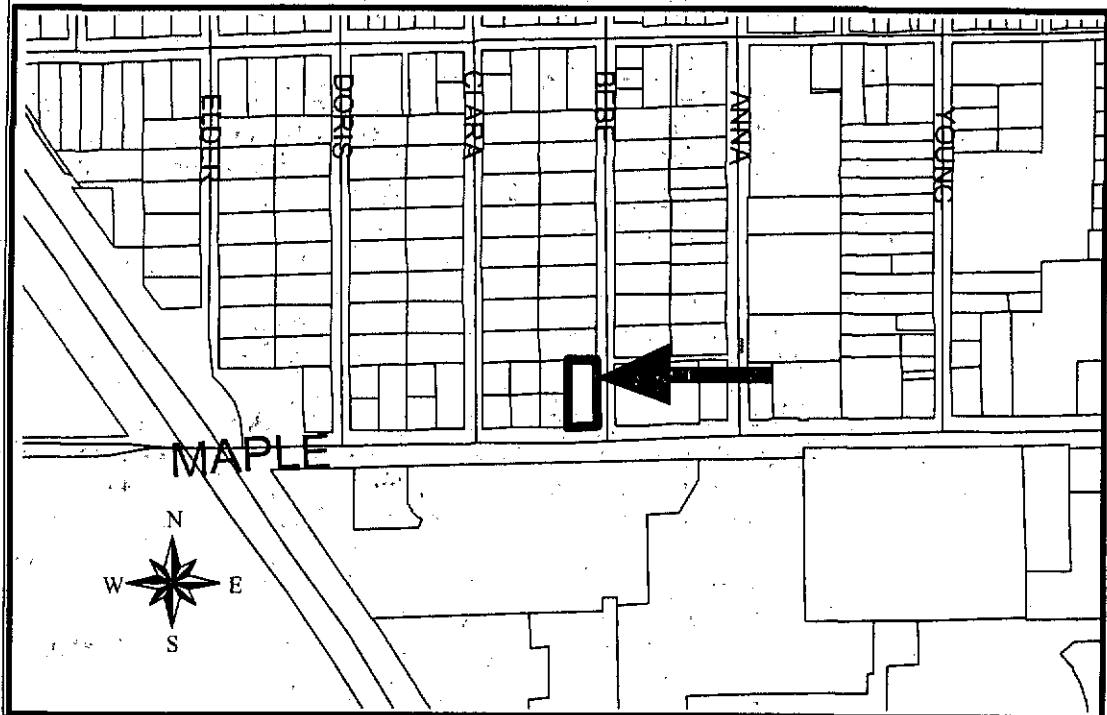
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 20,417 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: NR, Neighborhood Retail

VICINITY MAP



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Note: This is a replat of a portion of the Westbreeze 2nd Addition.

The site has been approved for a zone change (ZON 2000-38) from SF-5, Single-Family Residential to NR, Neighborhood Commercial.

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.
- D. In accordance with the zone change approval, the plat proposes complete access control along Maple and two access openings along Bebe. Traffic Engineering needs to comment on the need for determining the locations of the two openings.
- 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. As a commercial lot abutting a non-arterial street, the Subdivision regulations require a sidewalk along Bebe.
- G. Based upon the legal description shown on the plat, the site involves a 10-ft dedication of street right-of-way for Maple. The plat's text shall reference such dedication.
- 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 Applicant has platted a 10-ft building setback along Bebe which represents an adjustment of the Zoning Code standard of 20 feet for the NR District. (Bebe is classified as the Lot Frontage due to access from this street.) The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. 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.
- L. 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.

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- M. 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.



CLOSURE: MULLER ADDITION

PT. 1	North: 5055.8409	East :	2213.9263
Line	Course: N 89-58-08 W	Length:	94.63
PT. 2	North: 5055.8923	East :	2119.2963
Line	Course: N 00-47-24 E	Length:	216.47
PT.3	North: 5272.3417	East :	2122.2809
Line	Course: N 89-57-45 E	Length:	94.66
PT. 4	North: 5272.4036	East :	2216.9409
Line	Course: S 00-47-58 W	Length:	216.58
PT. 1	North: 5055.8447	East :	2213.9191

