

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-68 – OAK CLIFF ESTATES 7TH ADDITION

OWNER/APPLICANT: Family Video Club, Inc., Attn: Keith Hoogland, President, 1022 E. Adams St.,
Springfield, IL 62703

AGENT: Rockford Construction Company, Inc., Attn: Gary Hickenbottom, 1217 W. 120th
Ave., North Conway Springs, KS 67031

SURVEYOR/AGENT: Kaw Valley Engineering, Inc., 2319 N. Jackson, Junction City, KS 66441

LOCATION: Northwest corner of Maple and Maize

SITE SIZE: 1.53 acres

NUMBER OF LOTS

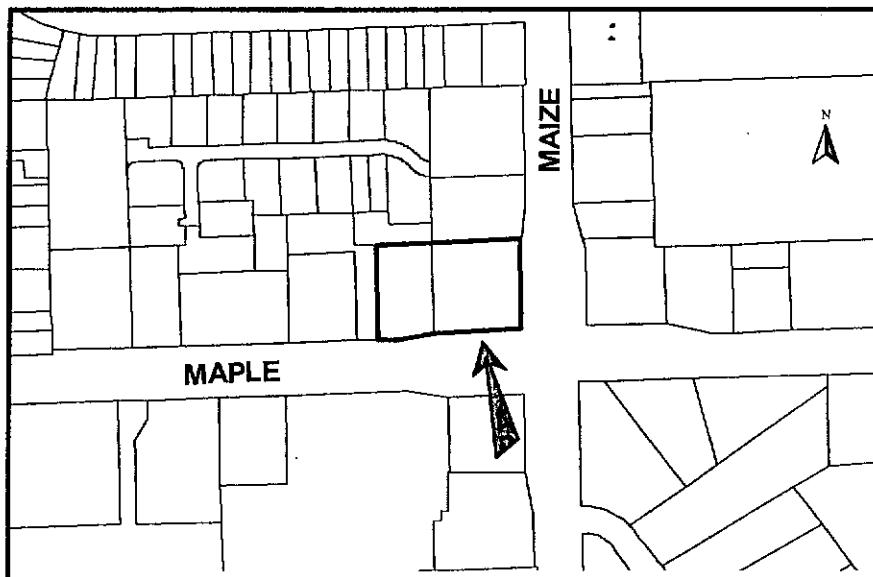
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.53 acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of Lot 1, Block 20, in the Oak Cliff Estates Addition and Lot 3, Block 1 in the Oak Cliff Estates 4th Addition. The Oak Cliff Estates Community Unit Plan (DP-104) was also approved for this site.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. The plat proposes two openings along both Maple and Maize. Traffic Engineering has required complete access control along Maple. Access to the site from Central may be obtained from the joint access easement adjoining the west property line. One opening is permitted along Maize Road at the north property line.
- 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- F. The plat's text shall include reference to "a lot and a block" in the owner's certificate.
- G. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the area being platted and building setbacks need to be revised
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. The original plat should be deleted from the final plat tracing.
- J. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

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- 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. 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.