

STAFF REPORT
(One-Step Final Plat Deferred from 1/20/2000)

CASE NUMBER: S/D 00-04 -- MIDWEST HOUSING ADDITION

OWNER/APPLICANT: Gerald and Janice Gray, 1135 Glenmoor Court, Wichita, KS 67206;
Vaughn Gray, 425 Timber Ridge Circle, Wichita, KS 67230

AGENT: Larry Wiens, 806 Lazy Creek Drive, Newton, KS 67114

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: East side of Broadway, South of MacArthur

SITE SIZE: 12.07 Acres

NUMBER OF LOTS

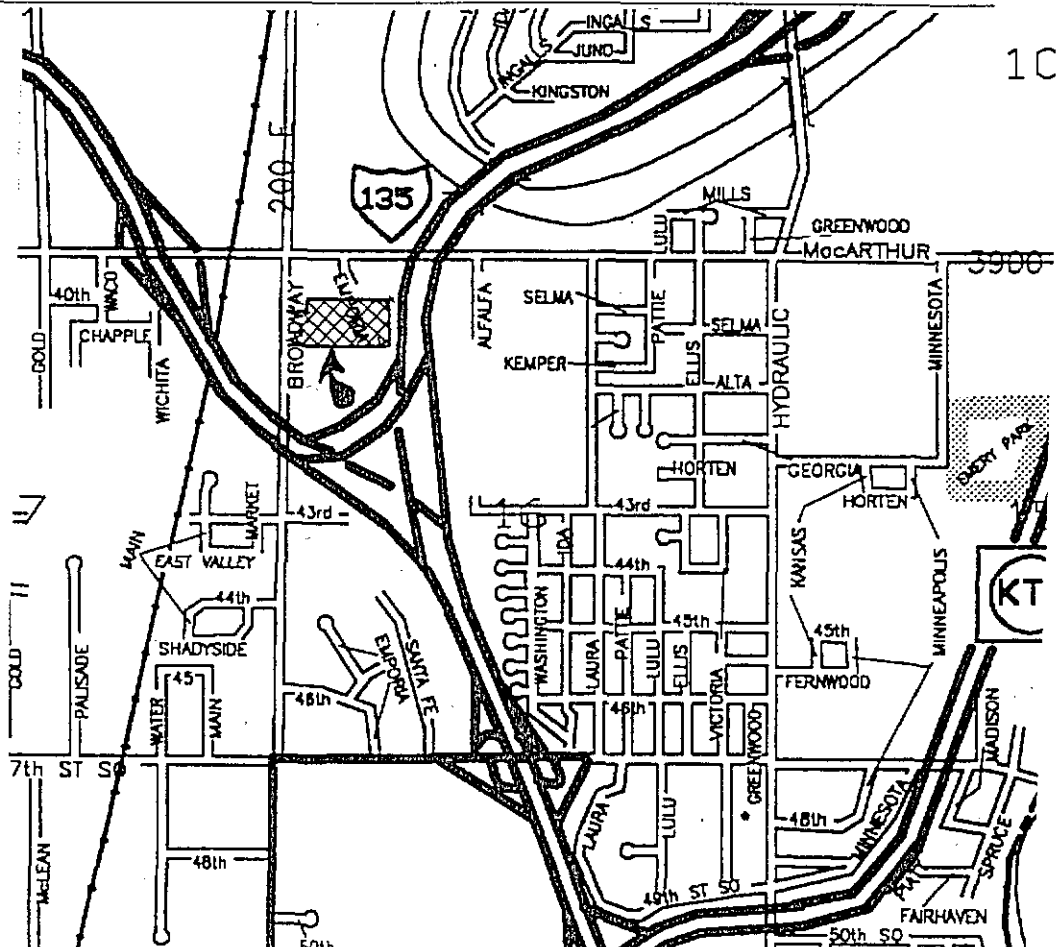
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 11.19 Acres

CURRENT ZONING: LC, Limited Commercial; and SF-6, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



1C

Note: This site has been approved for a zone change (Z-3333) from SF-6, Single-Family Residential and LC, Limited Commercial to GC, General Commercial subject to platting. It is also subject to the Oakwood Homes Community Unit Plan (DP-246). The CUP was approved subject to a 20-year contingent street dedication for the extension of Emporia.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to indicate if any guarantees are required.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening in conformance with the CUP. The CUP also required a minimum distance of 300 feet between this opening and any opening located to the north or south; which should be denoted on the face of the plat. The applicant shall guarantee the closure of the driveway openings being located in areas of complete access control.
- E. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- F. The owners noted on the plat do not correspond with the owners denoted in platting binder.
- G. The platting binder indicates that a mortgage is being held on this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- H. In accordance with the CUP, a Cross-Lot Circulation Agreement shall be provided between this lot and the GC-zoned property to the south, which was part of the CUP.
- I. To allow for City Council approval of the plat, the City Council signature block needs to be included on the final plat tracing.
- J. If platted, the building setbacks are required to be a minimum of 20 feet to conform with the Zoning Code.
- K. The final plat tracing should indicate that this plat is subject to DP-246.
- L. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-246) and its special conditions for development on this property.
- M. This property is within a zone identified by the City Engineer's 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 Engineer's office.
- N. The applicant shall submit a copy of the instrument which establishes the Conoco pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- O. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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 a 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-04 - MIDWEST HOUSING ADDITION

OWNER/APPLICANT: Gerald and Janice Grey, 4120 S. Broadway, Wichita, KS 67206

AGENT: Larry Wiens, 806 Lazy Creek Drive, Newton, KS 67114

SURVEYOR/ENGINEER: Benchmark Land Survey, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: East side of Broadway, South of MacArthur

SITE SIZE: 12.07 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

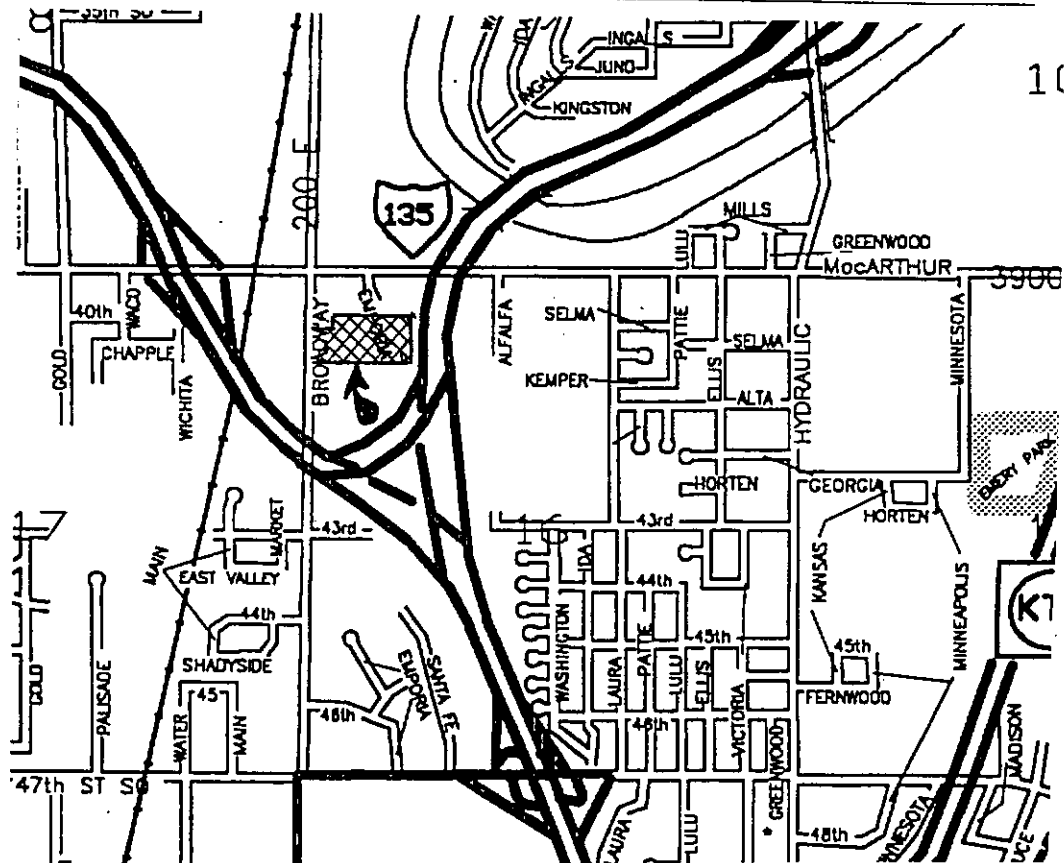
MINIMUM LOT AREA: 3.52 Acres

CURRENT ZONING: LC, Limited Commercial
SF-6, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

*drainage plan?
K dot approval?
SS flow to Block 2
Basement to Block 2
par. Emporia
Not develop lot, block?*

VICINITY MAP



Note: This site has been approved for a zone change (Z-3333) from SF-6, Single-Family Residential and LC, Limited Commercial to GC, General Commercial subject to platting. It is also subject to the Oakwood Homes Community Unit Plan (DP-246). The CUP was approved subject to the platting of a 20-year contingent right-of-way for the extension of Emporia.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to indicate if any guarantees are required.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings for a single platted lot along Broadway. The CUP, however, only permitted one opening per lot, with a distance of 300 feet between the openings and any existing openings located to the north or south. These access controls shall be denoted on the face of the plat and referenced in the plat's text. The Applicant shall guarantee the closure of the driveway openings being located in areas of complete access control.
- E. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- F. The owners noted on the plat do not correspond with the owners denoted in platting binder.
- G. The platting binder indicates that a mortgage is being held on this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- H. A bold line should be denoted between the two lots.
- I. In accordance with the CUP, a cross-lot circulation agreement shall be provided between the lots and also with the GC-zoned property to the south.
- J. The plat's text shall note that the contingent dedication of right-of-way shall become effective upon the platting of the adjoining property to the south and that it will expire after 20 years.
- K. To allow for City Council approval of the plat, the City Council signature block needs to be included on the final plat tracing.
- L. If platted, the building setbacks are required to be a minimum of 20 feet to conform with the Zoning Code.
- M. A temporary cul-de-sac would not appear to be needed due to the continuation of Emporia if development to the south occurs.

- N. The final plat tracing should indicate that this plat is subject to DP-246.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-246) and its special conditions for development on this property.
- P. 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.
- Q. The platting 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.
- R. 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.)
- S. 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.
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- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.

- Z. 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.

Benchmark and Survey



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Email blsurv@southwind.net

MIDWEST HOUSING ADDITION

CLOSURE

1) SW corner	S89°52'49"E	1272.89'
2) SE corner	N00°00'13"W	435.74'
3) NE corner	S89°41'00"W	1042.88'
4) North PI corner	S00°00'00"W	98.56'
5) South PI corner	N89°52'49"W	230.00'
6) NW corner	S00°00'00"W	329.24'
7) SW corner		

Precision: 1:702,149