

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2001-13 -- NW MAIN PUMP STATION ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: David Warren, Water and Sewer Department, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** Southeast corner of 135<sup>th</sup> St. West and 21<sup>st</sup> St. North

**SITE SIZE:** 4.15 Acres

**NUMBER OF LOTS**

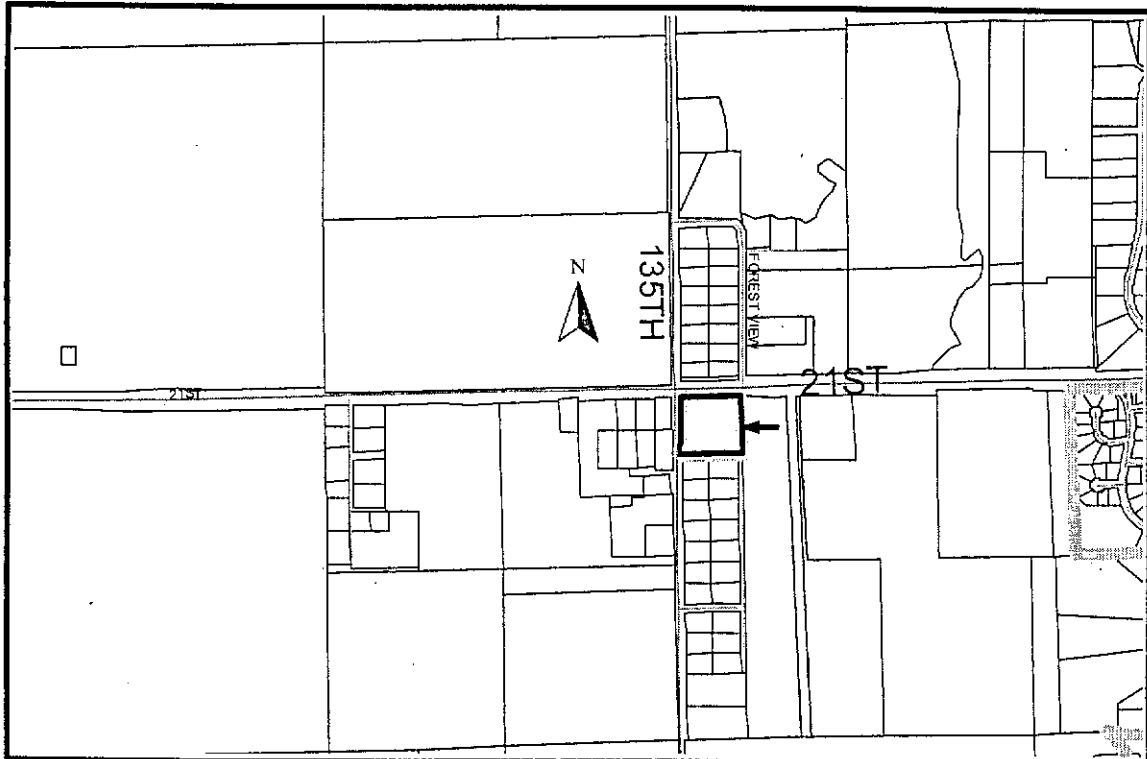
Residential:	2
Office:	
Commercial:	2
Industrial:	
Total:	4

**MINIMUM LOT AREA:** 36,000 Sq. Ft.

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** SF-6, Single-Family Residential (Lots 3 and 4); LC, Limited Commercial (Lots 1 and 2)

**VICINITY MAP**



**Note:** This site was annexed by the City of Wichita in 2000. Lots 1, 2, and 3 were approved for a zone change (ZON 2000-46) from SF-6, Single-Family Residential to LC, Limited Commercial subject to platting. The entire site was approved as a Conditional Use for a wastewater pump station, government service and commercial uses. The site is also subject to a Protective Overlay District (P-O #80) addressing architectural controls, building coverage, signage, and lighting.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- 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 Conditional Use site plan, the plat proposes a joint access along 21<sup>st</sup> St. North. The Protective Overlay permitted one opening along 135<sup>th</sup> St. West if Lot 3 was to be zoned LC, and three openings along 135<sup>th</sup> St. West if Lot 3 was intended for a government service use. As the plat proposes three openings, Lot 3 will remain zoned SF-6 and allow for government services.
- 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. The access easements platted for the benefit of Lot 4 needs to be established by separate instrument.
- G. County Engineering needs to comment on improvements to perimeter streets. The Subdivision Regulations require paved access between the nearest paved segment and the entrance to the plat. *The applicant shall submit a guarantee for the paving of 135<sup>th</sup> St. West to the south line of the plat.*
- H. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #80) and its special conditions for development on this property.
- 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.

**SUB 2001-13 -- One-Step Final Plat of NW MAIN PUMP STATION ADDITION**  
**March 1, 2001 - Page 3**

- 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 316-729-0102) 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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, Deferred 3/1/01)

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LOCATION: SE corner of 135<sup>th</sup> St. West and 21<sup>st</sup> St. North

SITE SIZE: 4.15 Acres

NUMBER OF LOTS

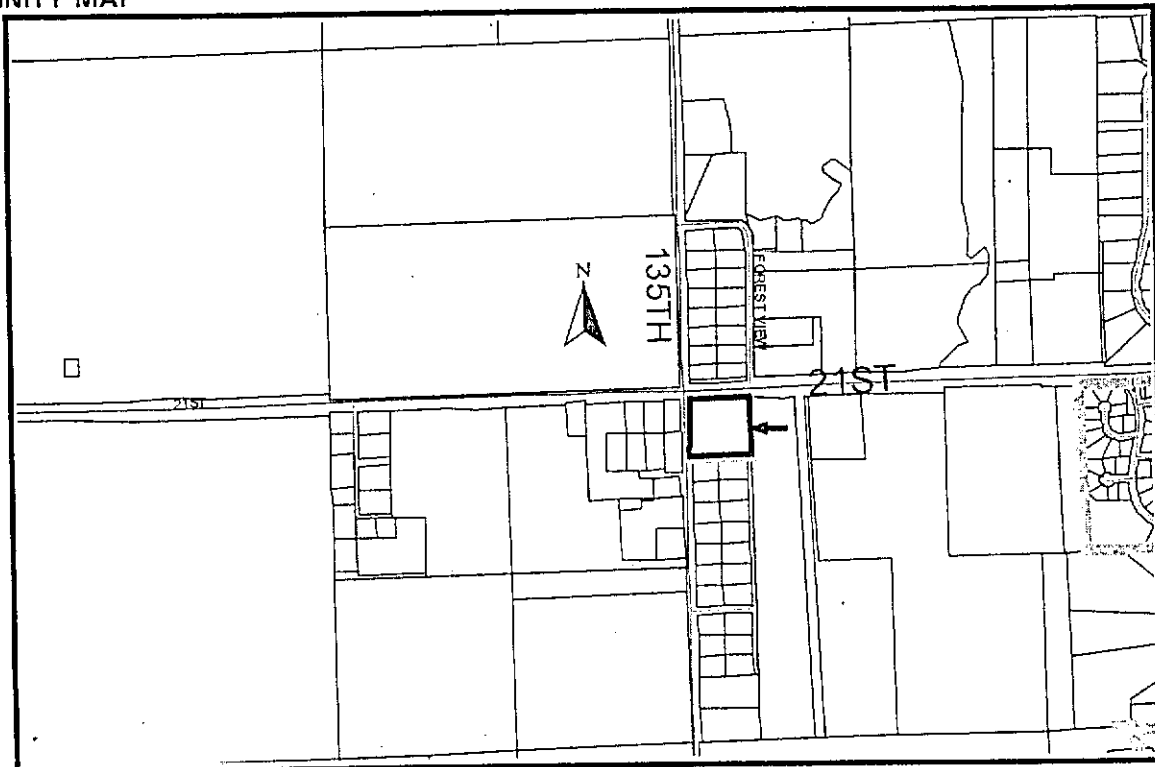
Residential:	1
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Total:	3

MINIMUM LOT AREA: 36,000 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential (Lots 2 and 3); LC, Limited Commercial (Lot1)

VICINITY MAP



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**STAFF COMMENTS:**

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording. *guarantee future ss & w*
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
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FINAL BOUNDARY CLOSURE FOR NW MAIN PUMP STATION

500 North: 1698123.9144 East : 1601915.9596  
Line Course: N 88-05-43 E Length: 175.00'

501 North: 1698129.7311 East : 1602090.8629  
Line Course: N 82-22-54 E Length: 100.50'

502 North: 1698143.0546 East : 1602190.4751  
Line Course: N 88-05-43 E Length: 141.97'

216 North: 1698147.7735 East : 1602332.3671  
Line Course: S 01-10-49 E Length: 431.85'

105 North: 1697716.0152 East : 1602341.2623  
Line Course: S 88-05-43 W Length: 431.85'

503 North: 1697701.6613 East : 1601909.6557  
Line Course: N 01-10-49 W Length: 147.03'

504 North: 1697848.6638 East : 1601906.6271  
Line Course: N 07-21-02 E Length: 101.12'

505 North: 1697948.9515 East : 1601919.5642  
Line Course: N 01-10-49 W Length: 175.00'

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Perimeter: 1704.32 Area: 180,703 sq.ft. 4.15 acres

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