

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-26 -- NORTHLAKES COMMERCIAL ADDITION

OWNER/APPLICANT: CBB Northlakes, LLC, Attn: Bill Bachman, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South side of 53rd St. North, West of Meridian

SITE SIZE: 9.3 acres

NUMBER OF LOTS

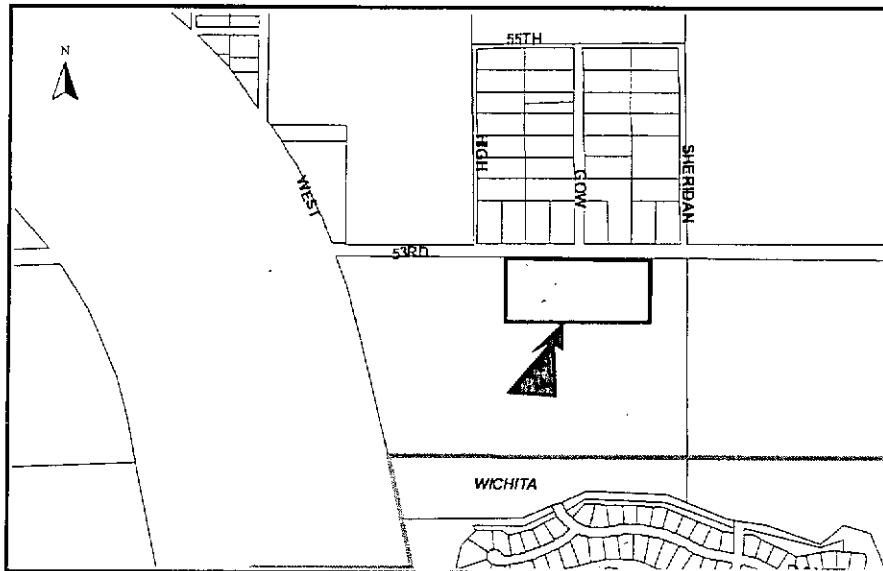
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA: 8.3 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: OW, Office Warehouse

VICINITY MAP



NOTE: This is an unplatted site located in the County within three miles of Wichita's boundary. It is located in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2002-53) from SF-20, Single-Family Residential to OW, Office Warehouse.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This site is located over the Equus Beds aquifer in the Groundwater Management Area. The **Equus Beds Management District** needs to comment on the use of on-site sewage facilities for this property. **Equus Beds Management District recommends connection to public sewer or in the alternative, the use of a lined sewage lagoon.**
- B. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.
- C. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed. Offsite drainage easements may be required.**
- F. **County Engineering** needs to comment on the access controls, particularly the need for a specific location for the access opening. The plat proposes one access opening along 53rd St. North. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **County Engineering has requested that the location of the access opening across from Gow Street be denoted on the final plat.**
- G. **County Engineering** has requested additional right-of-way along 53rd St. North. The Access Management Regulations requires a 60-ft half-street right-of-way width along urban/rural arterials.
- H. The plat's text shall note the dedication of the street to and for the use of the public.
- I. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat tracing.
- 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 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.
- 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.

Boundary Closure

Northlakes Commercial Addition

Date: May 8, 2003

Course: N 00-37-21 E	Distance: 450.00
Course: S 89-22-39 E	Distance: 900.00
Course: S 00-37-21 W	Distance: 450.00
Course: N 89-22-39 W	Distance: 900.00

Perimeter: 2700.00

Area: 405000.00 9.30 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.000 Course: S 00-00-00 W

Precision 1: 2700000000.00