

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-50 -- NIES FOURTH ADDITION

OWNER/APPLICANT: Nies Investments, L.P., 9415 E. Harry, #102, Wichita, KS 67207

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

LOCATION: Northeast corner of Pawnee and Webb

SITE SIZE: 5.11 Acres

NUMBER OF LOTS

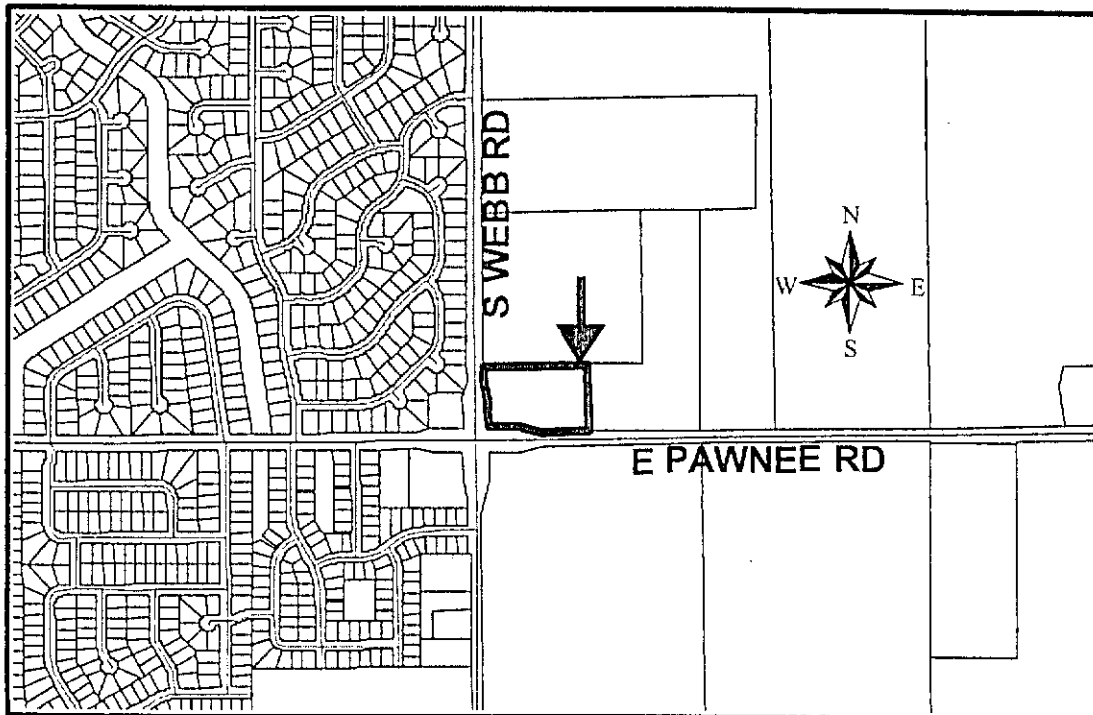
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

MINIMUM LOT AREA: 4.74 Acres

CURRENT ZONING: LC, Limited Commercial; SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lot 1); OW, Office Warehouse Lot 2)

VICINITY MAP



Note: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The applicant proposes a zone change (ZON 2001-14) from LC, Limited Commercial to OW, Office Warehouse.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation.
- B. Public water services appear to be available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. City/County Engineering needs to comment on the need for any additional guarantees or easements.
- C. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has requested verification that the drainage from the abutting property to the north is handled.
- F. County Engineering needs to comment on the need for improvements to perimeter streets.
- G. Traffic/County Engineering needs to comment on the access controls. The plat proposes one access openings along both Pawnee and Webb. 150 feet of complete access control is required along Pawnee from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Pawnee and Webb are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plat's text.
- H. The access easement for the benefit of Lot 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. This access easement shall also provide for access to the adjoining property to the east, if it develops as a commercial lot.
- I. The applicant shall submit a copy of the instrument which establishes the 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.
- J. 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.
- 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 316-729-0102) 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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: NIES 4TH ADDITION

PT 1	North: 3200.7434	East :	2302.0347
Line	Course: N 00-00-00 E	Length:	437.3600
PT 2	North: 3638.1034	East :	2302.0347
Line	Course: N 89-58-57 E	Length:	660.0000
PT 3	North: 3638.3049	East :	2962.0347
Line	Course: S 00-00-00 W	Length:	432.7100
PT 4	North: 3205.5949	East :	2962.0347
Line	Course: S 89-34-44 W	Length:	660.0200
PT 1	North: 3200.7440	East :	2302.0325

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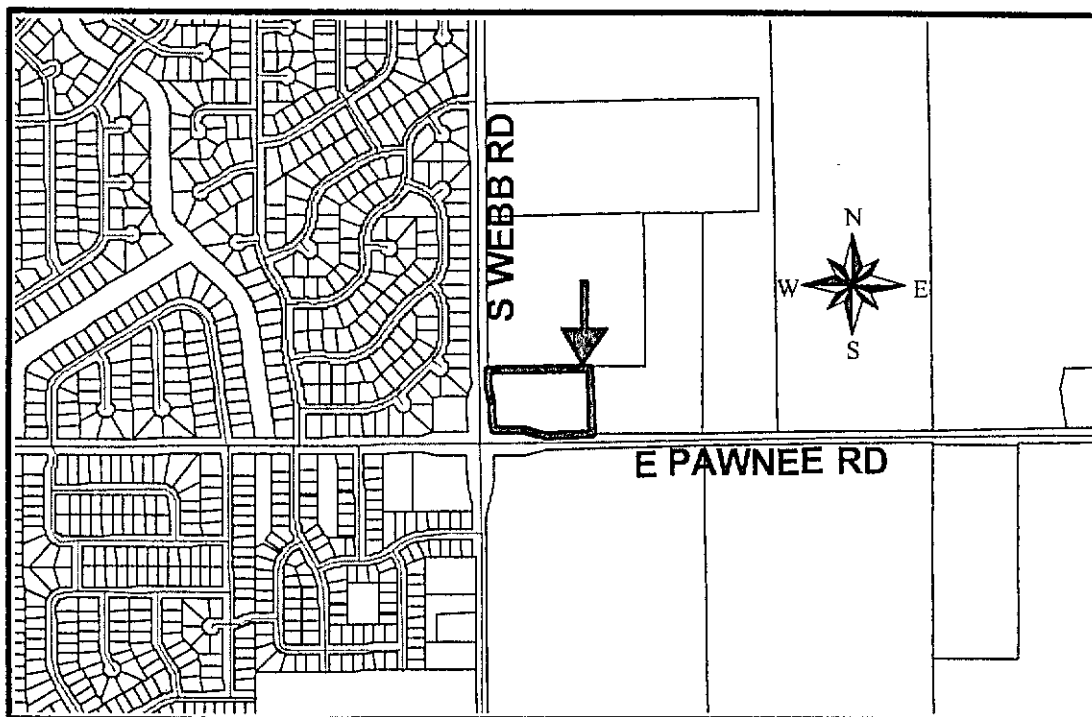
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MINIMUM LOT AREA: 4.74 Acres

CURRENT ZONING: LC, Limited Commercial; SF-20, Single-Family Residential

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NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2001-14) from LC, Limited Commercial to OW, Office Warehouse for Lot 2 has been approved for a contractor's storage yard subject to platting. A Protective Overlay was also approved for the site addressing usage, screening, storage and access.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. Public water services appear to be available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system. City/County Engineering needs to comment on the need for any additional guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- E. Traffic/County Engineering needs to comment on the access controls. The plat proposes one access opening along both Pawnee and Webb. In accordance with the zone change, the access drive from Pawnee to Lot 2 shall be located at least 20 feet west of the east property line. 150 feet of complete access control is required along Pawnee from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Pawnee and Webb are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the platting's text.
- F. The access easement for the benefit of Lot 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- H. The applicant shall submit a copy of the instrument which establishes the 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.
- 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 platting'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 316-729-0102) 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.
- O. 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.
- 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/14/01)

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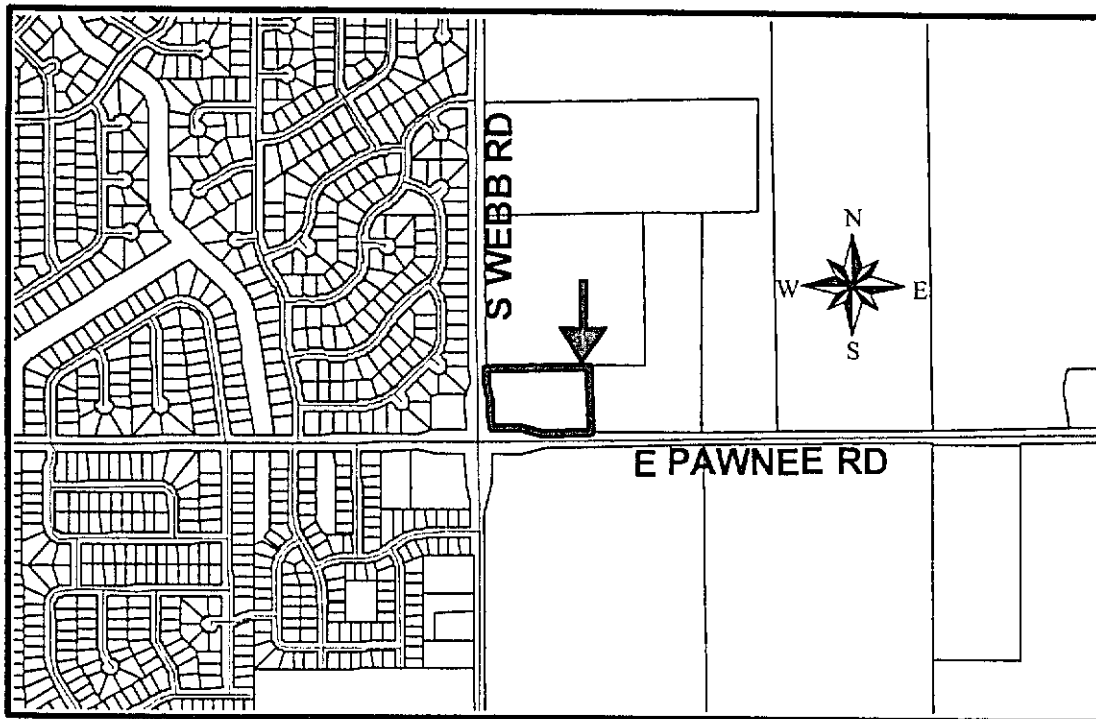
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VICINITY MAP



SUB 2001-50 -- Final Plat of NIES FOURTH ADDITION
July 26, 2001 - Page 2

NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2001-14) from LC, Limited Commercial to OW, Office Warehouse for Lot 2 has been approved for a contractor's storage yard subject to platting. A Protective Overlay was also approved for the site addressing usage, screening, storage and access.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. Public water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The plat proposes two access openings along Pawnee and one access opening along Webb. In accordance with the zone change, the access drive from Pawnee to Lot 2 shall be located at least 20 feet west of the east property line. 150 feet of complete access control is required along Pawnee from the intersection. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Pawnee and Webb are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the access controls in the plattor's text.
- F. The access easement for the benefit of Lot 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The label at the northwest corner of the southwest $\frac{1}{4}$ needs to be corrected from "SW" to "NW".
- H. The wall easement needs to be referenced in the plattor's text.
- I. "Pawnee Road" should be replaced with "Pawnee".
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- K. The applicant shall submit a copy of the instrument which establishes the 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.
- L. 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.

SUB 2001-50 -- Final Plat of NIES FOURTH ADDITION
July 26, 2001 - Page 3

- M. The platlor'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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- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. **KGE has requested additional easements.**
- V. 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.