

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 10
February 4, 1999**

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

CASE NUMBER: S/D 99-8 - SECURITY STORAGE ADDITION

OWNER/APPLICANT: Rose A. Dugan, 109 N. Maize Road, Wichita, KS 67212; Security Storage (Contract Purchaser), Attn: Bill Ard, 1223 N. Rock Road, Wichita, KS 67206

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

LOCATION: Northwest corner of Douglas and Maize

SITE SIZE: 3.86 acres

NUMBER OF LOTS

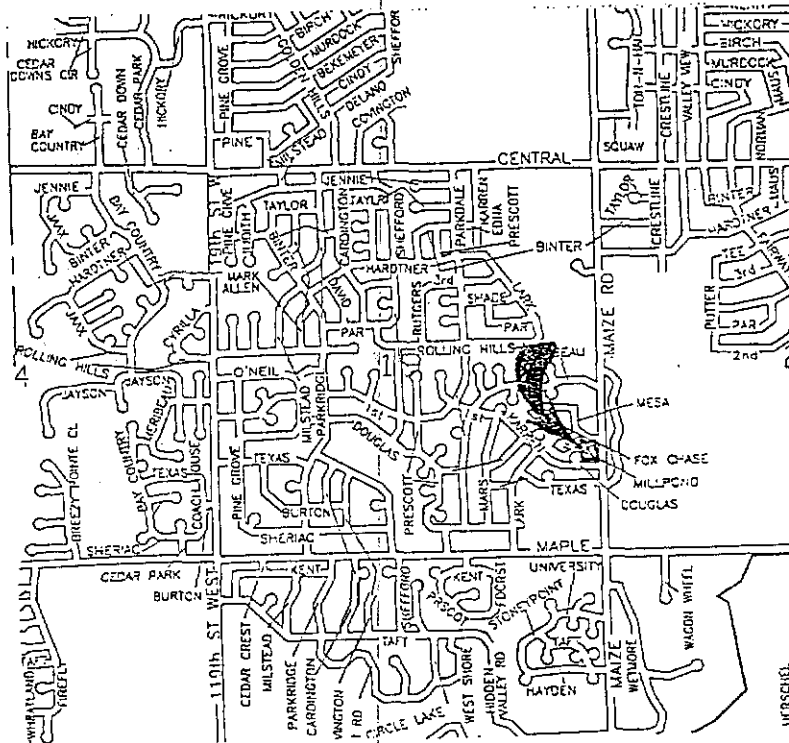
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|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | 1 |
| Total: | 1 |

MINIMUM LOT AREA: 3.86 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



Note: This site has been approved by City Council (12-15-98) for a Planned Unit Development (PUD -7) subject to platting for the construction of a self-storage warehouse. Reserves have been platted around the perimeter of the plat to contain the landscape buffers as required in the PUD.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements 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. The plat denotes one access opening along Maize Road in accordance with the approved PUD.
- E. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Planned Unit Development (PUD-7)
- F. A Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration, identifying the approved PUD (referenced as PUD-7) and its special conditions for development on this property.
- G. It is recommended that utility easements be platted in order to allow for the installation of the utilities without damage to existing tree rows, particularly outside of Reserve B, along the northern property line.
- H. 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.)
- I. 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.
- J. 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.
- K. 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.

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

CLOSURE - SECURITY STORAGE ADD.

L001

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|----------------|---|----------|-------|---------------|---|-------------|
| 1 | N | 5000.000 | E | 5000.000 | S | 0+00 |
| N 00-04'42.0"E | | 384.720 | | | | |
| 2 | N | 5384.720 | E | 5000.526 | S | 3+84.720 |
| N 89-55'18.0"W | | 488.000 | | | | |
| 3 | N | 5385.387 | E | 4512.526 | S | 8+72.720 |
| S 00-04'31.0"W | | 384.720 | | | | |
| 4 | N | 5000.667 | E | 4512.021 | S | 12+57.440 |
| S 89-55'18.0"E | | 487.979 | | | | |
| 1 | N | 5000.000 | E | 5000.000 | S | 17+45.419 |
| LENGTH= | | 1745.419 | AREA= | 187739.413 SF | | 4.310 ACRES |

