

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-06 -- SEAL PAK ADDITION

OWNER/APPLICANT: Donald H. Smith, 2614 S. Hoover, Wichita, KS 67215

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

LOCATION: West side of Hoover, North of 21st St. North

SITE SIZE: 1.82 acres

NUMBER OF LOTS

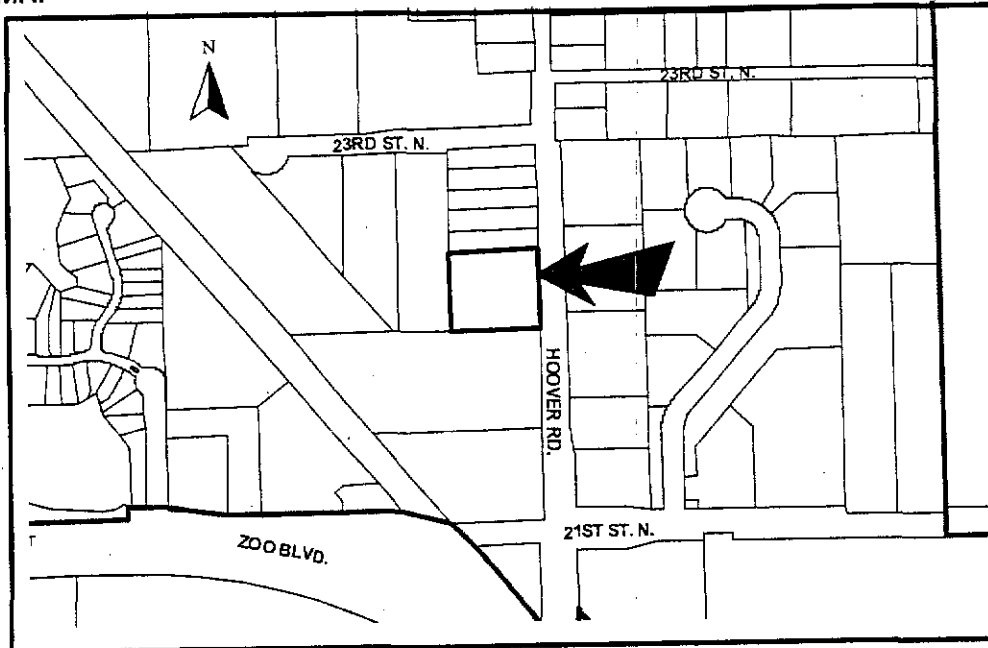
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1.82 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



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NOTE: This is unplatted property located in the City of Wichita. The site has been approved for a zone change (ZON 2002-65) from SF-5, Single-Family Residential to LI, Limited Industrial. A Protective Overlay #119 was also approved for this site addressing setbacks, outdoor storage and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. A petition for water services has been previously submitted. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- 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 along Hoover Road. Distances should be shown for all segments of access control. **An access opening with temporary full-turning movements is approved to be located 210 feet from the north property line. Upon any non-residential development of the property to the north, a joint access opening is requested along the common property line, in addition to right turns in/out only for the existing opening. A restrictive covenant shall be submitted that permits future joint access with the abutting property owner to the north.**
- E. 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.
- F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #119) and its special conditions for development on this property.
- G. The final plat shall be submitted with a revised name as an Addition now within Wichita exists with the name "Sealpak Addition".
- H. 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.
- I. 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.



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- J. 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.)
- K. 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.
- L. 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.
- M. 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.

Closure

CLOSURE - SEALPAK 2ND ADDITION

PT 01	North: 7208.4720	East :	12172.2371
Line	Course: S 00-00-14 W	Length:	264.0000
PT 02	North: 6944.4720	East :	12172.2191
Line	Course: S 89-31-23 W	Length:	330.0000
PT 03	North: 6941.7250	East :	11842.2306
Line	Course: N 00-00-14 E	Length:	264.0000
PT 04	North: 7205.7250	East :	11842.2485
Line	Course: N 89-31-23 E	Length:	330.0000
PT 01	North: 7208.4720	East :	12172.2371

