

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2001-06 -- SCHULTE COUNTRY STORAGE ADDITION

**OWNER/APPLICANT:** Jim and Nancy Peters, 11012 Southwest Blvd., Wichita, KS 67215

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

**LOCATION:** North of K-42 and MacArthur Road, West of Maize

**SITE SIZE:** 1 Acre

**NUMBER OF LOTS**

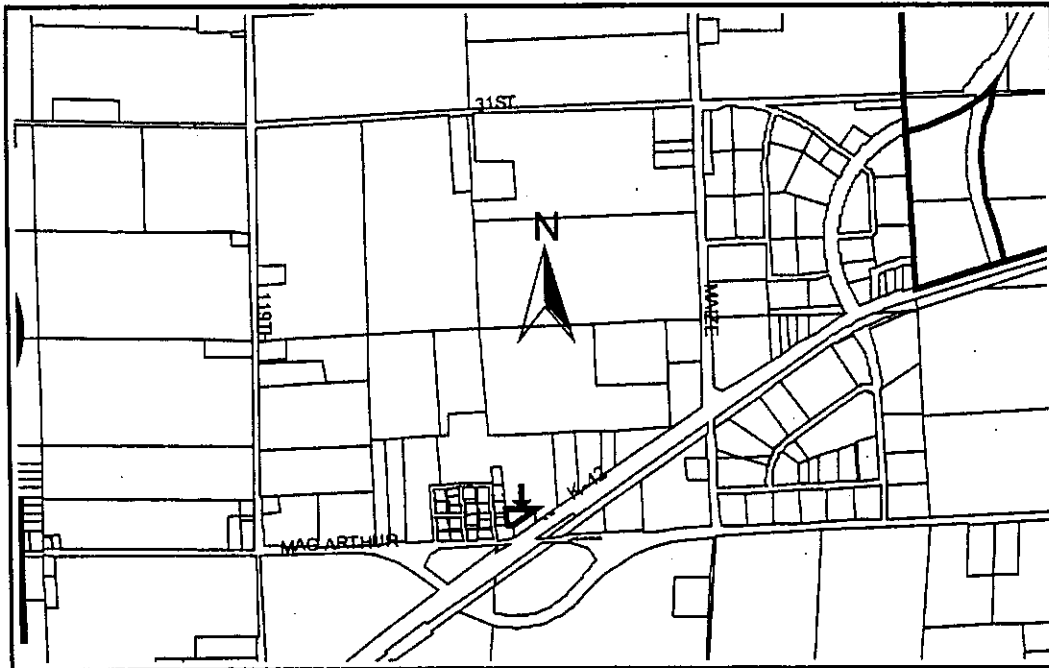
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 43,485 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** GC, General Commercial

**VICINITY MAP**



**Note:** This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2000-39) from SF-20, Single-Family Residential to GC, General Commercial for a self-storage warehouse use. A Protective Overlay (P-O #78) was also approved for this site addressing uses, outside storage, screening, signage, building height and architectural design.

**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. Health Department should comment on the need for a restrictive covenant that prohibits non-domestic uses on the site until public sewer is available.
- B. County Engineering/Health Department should comment on the need for a guarantee to abandon the existing lagoon.
- C. City Engineering needs to indicate if petitions for future extensions of sanitary sewer or City water need to be provided at this time.
- D. City Engineering needs to comment on the need for utility easements for future use.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage concept. *A floodway reserve is needed across Lot 1, Block A, Schulte Country Store Addition. A letter shall be provided from KDOT indicating their agreement to accept drainage occurring onto K-42.*
- G. Access to this site is proposed from K-42, through an existing driveway located on the adjoining property to the southeast. A cross-lot access agreement will need to be granted by separate instrument.
- H. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #78) and its special conditions for development on this property.
- J. The distance from a tie point to the property shall be denoted.
- K. The legal description needs to be revised to accurately depict the land being platted.
- L. 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.

- M. The plattor'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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- 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.
- 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.



**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 1/25/01)

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**LOCATION:** North of K-42 and MacArthur Road, West of Maize

**SITE SIZE:** 1 Acre

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	1
Industrial:	0
Total:	1

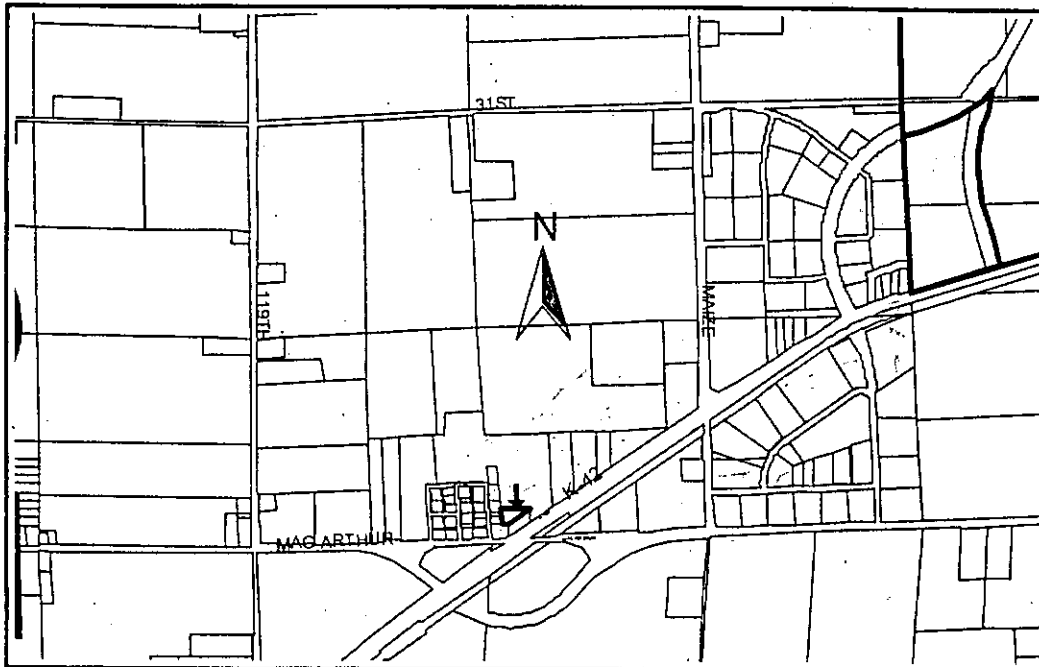
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*Future Sewer & Water*

**VICINITY MAP**



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**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. Health Department has required a guarantee to abandon the existing lagoon.
- B. City Engineering has required petitions for future extensions of sanitary sewer and City water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *A floodway reserve is needed across Lot 1, Block A, Schulte Country Store Addition, and should be established by separate instrument. A letter shall be provided from KDOT indicating their agreement to accept drainage occurring onto K-42.*
- E. Access to this site is proposed from K-42, through an existing driveway located on the adjoining property to the southeast. A cross-lot access agreement will need to be granted by separate instrument. *The location of the easement needs to be reviewed by the County Fire Department, The face of the plat shall indicate, "Access control except two openings as shown on Schulte Country Storage Addition."*
- F. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #78) and its special conditions for development on this property.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. 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.
- 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.)

SUB 2001-06 -- Final Plat of SCHULTE COUNTRY STORAGE ADDITION  
March 29, 2001 - Page 3

- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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CLOSURE: SCHULTE COUNTRY STORAGE ADDITION

PT1	North: 5567.8096	East :	7986.7666
Line	Course: N 01-33-26 W	Length:	195.91
PT2	North: 5763.6473	East :	7981.4427
Line	Course: S 89-59-33 E	Length:	348.98
PT3	North: 5763.6016	East :	8330.4227
Line	Course: S 01-41-17 E	Length:	11.75
PT4	North: 5751.8567	East :	8330.7688
Line	Course: S 55-15-45 W	Length:	322.87
PT5	North: 5567.8797	East :	8065.4435
Line	Course: S 89-56-52 W	Length:	78.68
PT1	North: 5567.8080	East :	7986.7636

Error Closure:	0.0035	Course:	S 61-57-50 W
Error North:	-0.00162	East :	-0.00305
Precision 1:	277,667.73		

