

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-39 -- SCHRAFT 5TH ADDITION

OWNER/APPLICANT: Schraft Corporation, Attn: William G. Schraft, 5315 E. 21st Street North, Wichita, KS 67208

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East side of Meridian, South of 34th Street South

SITE SIZE: 3.35 Acres

NUMBER OF LOTS

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

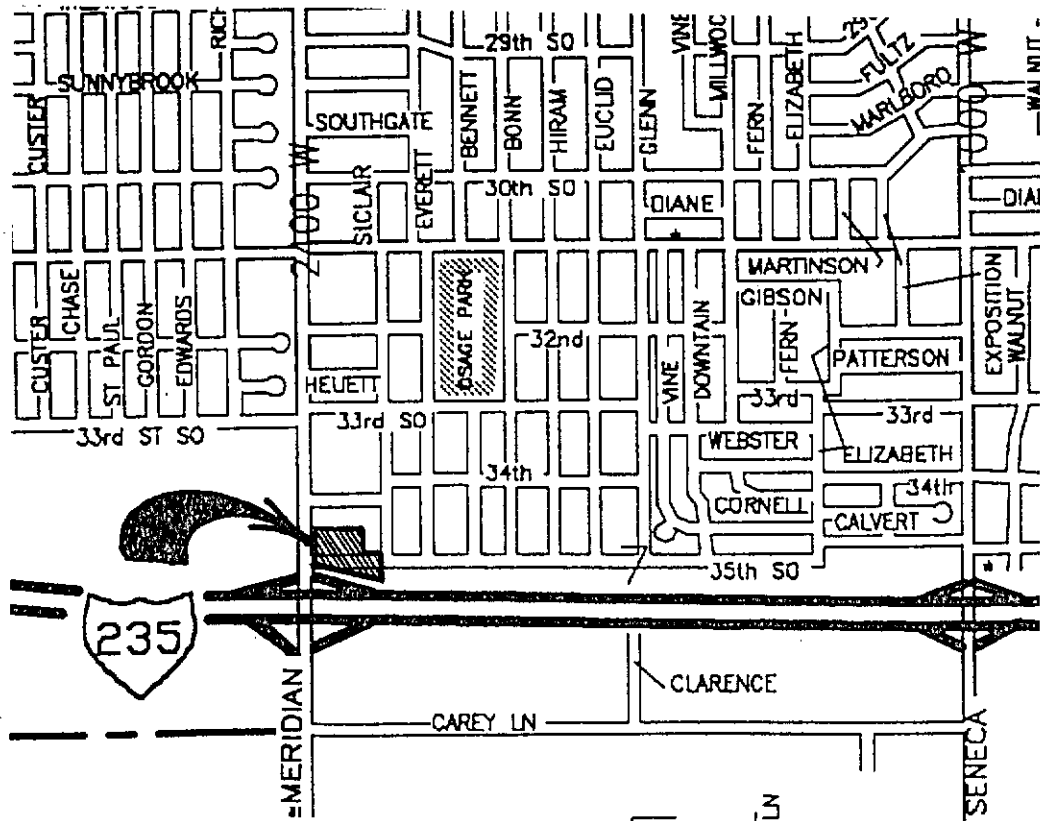
✓ FEMA
✓ drainage from Neighbor to the N & E

MINIMUM LOT AREA: 1.48 Acres

CURRENT ZONING: LC, Limited Commercial and SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial and B, Multi-Family Residential

VICINITY MAP



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Note: This is a replat of Lot 1 of the Joseph E. Hall Addition and includes a vacation of 35th Street South between Meridian and St. Clair. The Applicant intends to submit a zone change request to B, Multi-Family for Lot 2. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any 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 Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the need for access controls. The plat denotes two existing access openings along Meridian. Distances should be shown for all segments of access control. The final plat tracing shall reference the access controls in the plat's text.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. A guarantee is required for the closure of the street return along Meridian.
- H. 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.
- I. 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.
- 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.

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- 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.