

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-12 -- RUSTY ECK FORD ADDITION

OWNER/APPLICANT: Eck Properties, Inc., 7310 E. Kellogg, Wichita, KS 67207; City of Wichita, 13th Fl., Property Management, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: AM Consulting, Attn: Tim Austin, 142 N. Emporia, Wichita, KS 67202

AGENT: Robert Kaplan, 430 N. Market, Wichita, KS 67202

LOCATION: North side of Kellogg, West of Rock Road

SITE SIZE: 15.4 acres

NUMBER OF LOTS

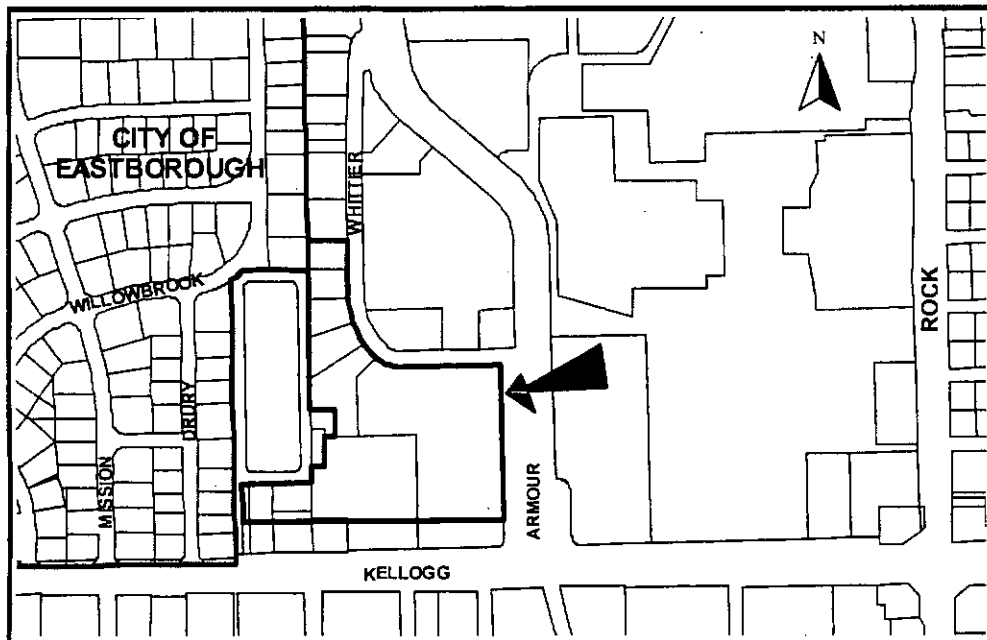
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 15.4 acres

CURRENT ZONING: LC, Limited Commercial; GC, General Commercial

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



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NOTE: This is a replat of Lots in the Clayton Addition and Rockwood South First, Third and Fifth Additions. The Applicant proposes a zone change from LC, Limited Commercial and GC, General Commercial to PUD, Planned Unit Development.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- 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 PUD site plan proposes three openings along Kellogg. **Traffic Engineering has approved three openings along Kellogg. The easternmost future opening shown on the PUD along the Kellogg Frontage Road is not permitted.**
- F. Right-of-way widths need to be denoted on abutting streets.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Rusty Eck Ford P.U.D. (PUD 2003-01).
- H. The PUD denotes a five-foot wall easement abutting the residential property to the west that needs to be denoted on the plat. The wall easement needs to be located outside of the five-foot and ten-foot utility easements.
- I. 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.
- J. A P.U.D. Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved P.U.D. (referenced as PUD 2003-01) and its special conditions for development on this property.
- K. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- L. The MAPC signature block needs to reference "Dale Miller, Secretary".
- M. The MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- N. 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.

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- O. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.