

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-34 -- THE ROYAL MAGNOLIA ADDITION

OWNER/APPLICANT: Gary B. And Janet D. Hoover, 10729 W. 37th Street North, Wichita, KS 67205

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: South side of 37th Street North, West of Maize

SITE SIZE: 16.1 acres

NUMBER OF LOTS

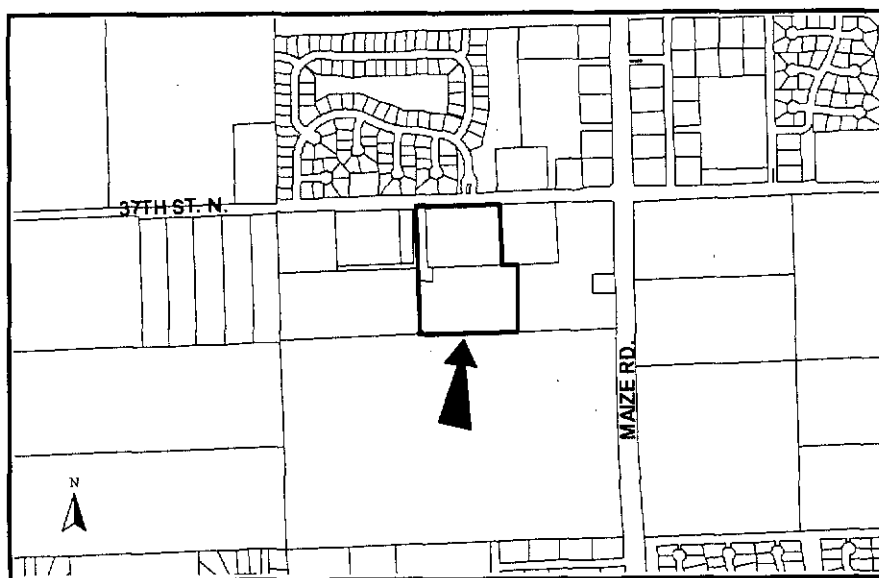
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 4.28 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The applicant requests a zone change (PUD 2005-01) from SF-5, Single-Family Residential to PUD, Planned Unit Development.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other 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. The diagonal portions of the drainage and utility easements need to be located.
- F. The dimension of 1015.12 in legal description needs to be checked.
- G. Traffic Engineering has requested the access openings be defined as denoted on the PUD site plan. The plat proposes two openings along 37th Street North. Distances should be shown for all segments of access control. A restrictive covenant shall be submitted that requires the closure of the east opening on Lot 2 upon the establishment of a commercial use.
- H. 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.
- I. A cross-lot access agreement shall be submitted that permits cross-lot access through Lot 2 for the benefit of Lot 3. The southwestern adjoiner should also be contacted regarding this access agreement.
- J. A Block shall be designated on the face of the plat as referenced in the plattor's text on the final plat.
- K. The signature line for the Deputy within the Register of Deeds certificate needs to be revised to reference "Tonya Buckingham".
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. 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.
- N. 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.

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- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.