SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
APRIL 25, 2002

STAFF REPORT
(REVISED ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-33 -- VOICESTREAM ADDITION

OWNER/APPLICANT: Vantage Point Properties, Inc., 8301 E. 21st St. N., Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: West of Woodlawn Blvd, South of 29th St. North

SITE SIZE: 9.9 Acres

NUMBER OF LOTS

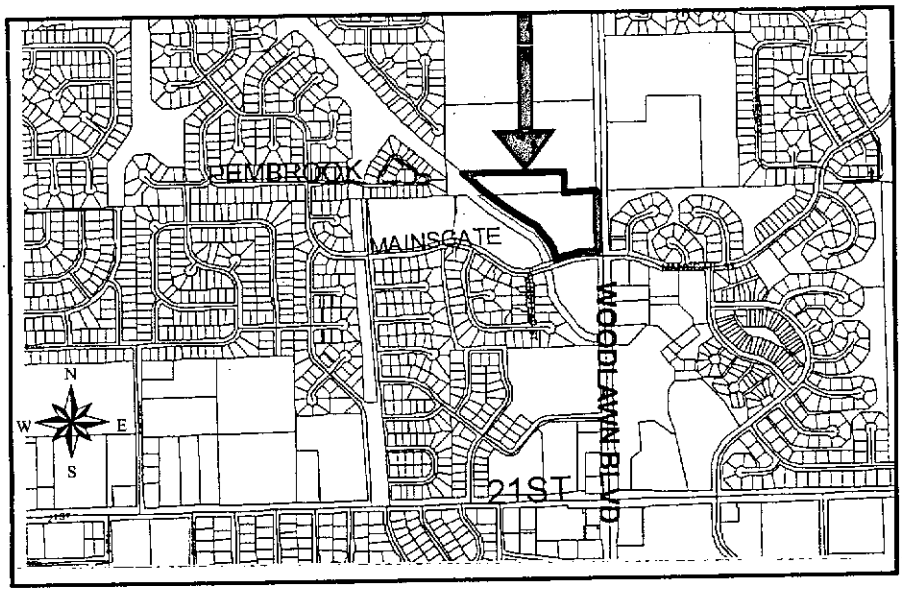
Residential:	1 (partial)
Office:	1 (partial)
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 9.9 Acres

CURRENT ZONING: SF-5, Single-Family Residential; GO, General Office

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of Woodlawn Place Second Addition in addition to unplatted property to the north. The Applicant has proposed a Conditional Use for a parking lot expansion.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. This plat will be subject to approval of the associated Conditional Use and any related conditions of such a Conditional Use. Prior to this plat being considered by MAPC, the Conditional Use will need to be approved.

B. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for 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. Minimum building pads shall be platted in conformance with the drainage plan.

E. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along Woodlawn. ***One access opening along Woodlawn is approved by Traffic Engineering along the north property line. Access controls shall specify the location of the opening. A cross-lot access agreement shall be provided for the benefit of the property to the north.***

F. **County Surveying** has advised that measured right-of-way dimensions on Woodlawn need to be added. (Property line and section line are not parallel according to the bearings).

G. 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.

H. 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.

I. 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.)

J. 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.

K. 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.

L. 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.

M. 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.

N. Perimeter closure computations shall be submitted with the final plat tracing.

O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

P. 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.

Q. 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.