

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-79 -- VILLA CHRISTI SECOND ADDITION

OWNER/APPLICANT: Mennonite Housing, Attn: Terri Hubbard, 2145 N. Topeka, Wichita, KS 67214

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South side of Second Street, East of Sheridan

SITE SIZE: 5.58 Acres

NUMBER OF LOTS

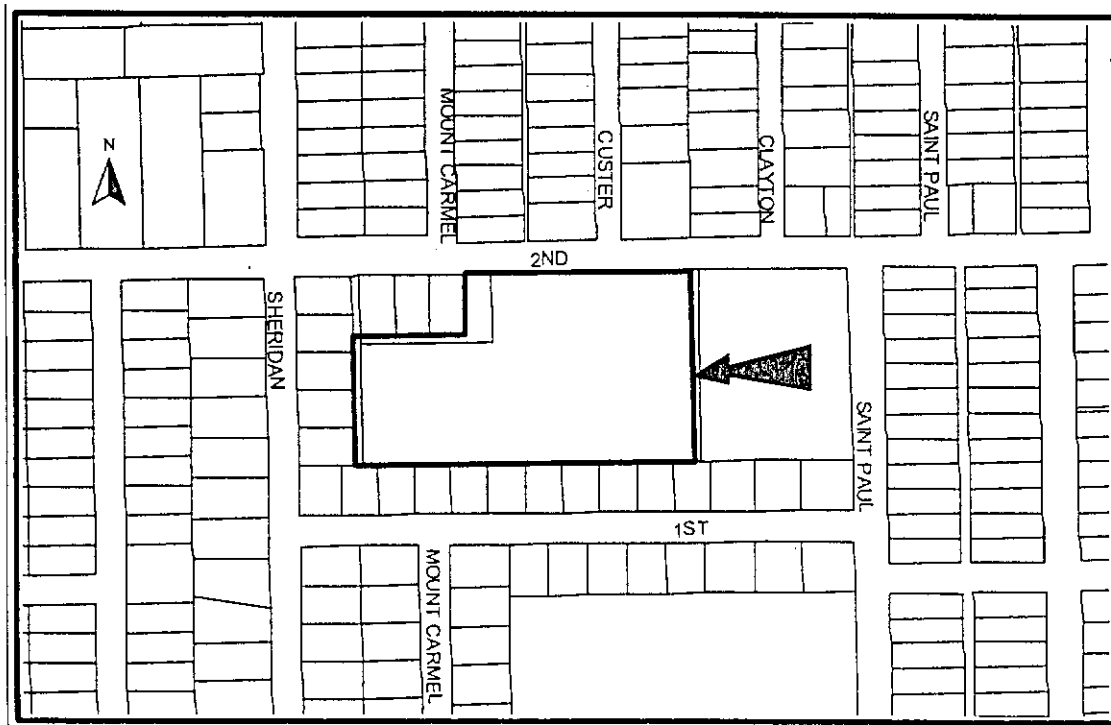
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.22 Acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: PUD

VICINITY MAP



NOTE: The applicant has proposed a zone change (PUD-2001-03) from TF-3, Two-Family Residential and MF-29, Multi-Family Residential to Planned Unit Development.

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 access controls and the need for alignment of an opening for Lot 2 with Custer directly across Second Street. The plat proposes three access openings along Second Street.
- F. In accordance with the Sidewalk Ordinance, as a multi-family/office subdivision abutting a non-arterial street, a sidewalk shall be constructed along Second Street. A Sidewalk Certificate shall be provided assuring sidewalks will be built concurrently with development.
- G. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD (referenced as P.U.D. #2001-00003) and its special conditions for development on this property.
- H. The note on the face of the plat shall be corrected to indicate that this Addition is subject to the conditions of the Villa Christi Planned Unit Development PUD 2001-00003.
- I. The surveyor's certification shall be corrected to reference the Villa Christi 2nd Addition.
- J. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of KTP Center Addition Community Unit Plan (CUP 2001-05, DP-255).
- K. The setbacks for Lot 2 should be revised to conform with the approved setbacks per the PUD (35 feet side and rear yard).
- 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 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.
- 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 316-946-4556) 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.