

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

JULY 17, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-75 -- VIA CHRISTI FAMILY PRACTICE ADDITION

OWNER/APPLICANT: Via Christi Regional Medical Center Inc., Attn: Bob Lavelle, 1035 N. Emporia, Wichita, KS 67214

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

LOCATION: North of Central, East of Broadway

SITE SIZE: 2.89 acres

NUMBER OF LOTS

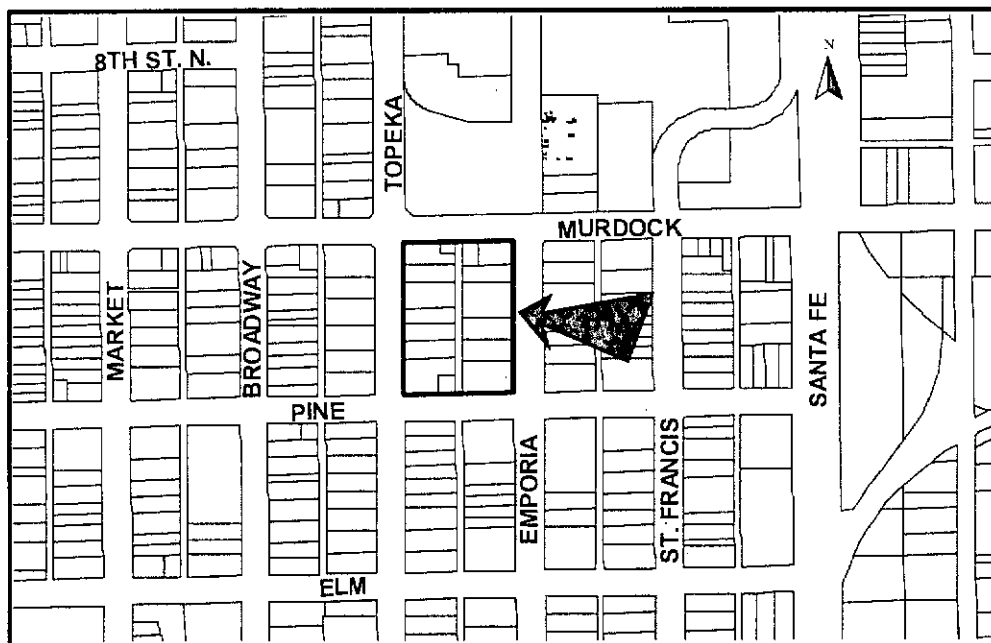
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 2.89 acres

CURRENT ZONING: GO, General Office, GI, General Industrial, B, Multi-Family, GC, General Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



NOTE: This is a replat of the Topeka-Pine Addition and a portion of the J.P. Hilton's Addition. The replat includes the vacation of a north-south alley. The Applicant proposes a zone change (ZON 2003-37) to GC, General Commercial.

Planning Staff recommends approval of the plat.

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. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- C. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated/abandoned unless the sewer line is relocated/abandoned before the plat is recorded.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- F. **Traffic Engineering** needs to comment on the access controls and the need for access controls along Topeka and Emporia. The plat proposes complete access control along Murdock. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text.
- G. 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.
- H. **Traffic Engineering** needs to comment on the need for additional street right-of-way along Topeka, Murdock and Emporia.
- I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. A note on the final plat indicates that 0-ft building setbacks are platted. The Zoning Code requires a 20-ft front setback for the GC, General Commercial district. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- K. 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.
- L. 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.

- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.