

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-99 -- WICHITA SAFETY FACILITY ADDITION

OWNER/APPLICANT: City of Wichita, Property Management, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

SURVEYOR/AGENT: MKEC Engineering Consultants, Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

LOCATION: East side of 343rd St. West to West side of 327th St. West, North side of 103rd St. South to South side of 111th St. South

SITE SIZE: 631.58 acres

NUMBER OF LOTS

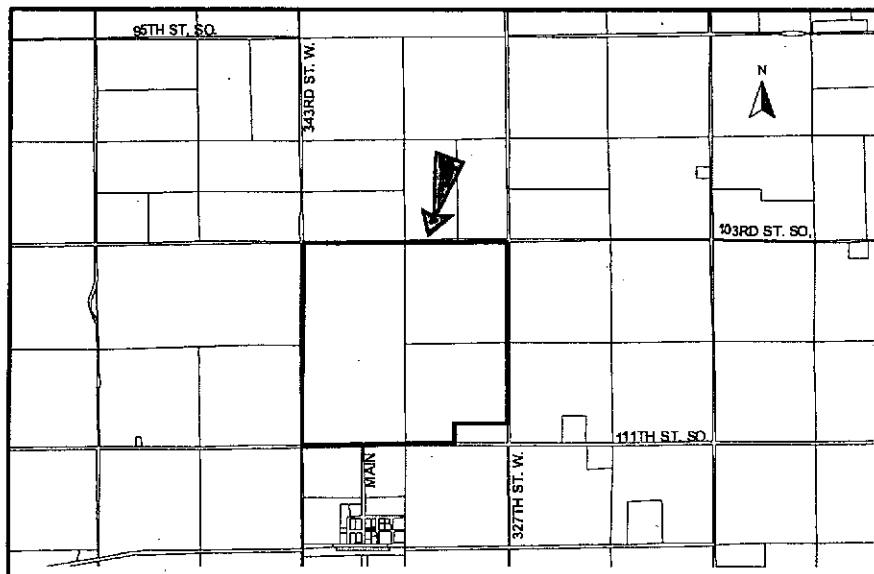
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 604.68 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, GI, General Industrial

VICINITY MAP



SUB 2006-99 -- One-Step Final Plat of WICHITA SAFETY FACILITY ADDITION
November 30, 2006 - Page 2

NOTE: This is an unplatted site located within the City. A portion of the site has been approved for a zone change (ZON 2006-34) from SF-5, Single-Family Residential to GI, General Industrial. A Conditional Use (CON 2006-37) has also been approved for Hazardous Operations for a municipal safety operation.

STAFF COMMENTS:

- A. On-site sewerage facilities are not needed for the proposed use of the property. Since municipal water is not available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan and flood study for review.
- D. A note on the plat specifies that the access openings along perimeter streets shall be placed in accordance with Access Management Standards. The final plat tracing shall reference the dedication of access controls in the plattor's text.
- E. The reference to "Reserves" in the plattor's text shall be omitted.
- F. The case number of the conditional use referenced in the plattor's text should be corrected to read "CON 2006-37".
- G. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- H. 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.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

SUB 2006-99 -- One-Step Final Plat of WICHITA SAFETY FACILITY ADDITION
November 30, 2006 - Page 3

- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. 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.
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.