SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
JUNE 17, 2004

## STAFF REPORT
(One-Step Final Plat)

**CASE NUMBER:** SUB 2004-62 -- TYLER'S LANDING COMMERCIAL ADDITION

**OWNER/APPLICANT:** R & R Realty, LLC, Attn: Rob Ramseyer, 8100 E. 22nd St. N., #100, Wichita, KS 67226; Alan L. Rennick & George R. Rennick, 4456 N. 119th St. W., Maize, KS 67101

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** Southeast corner of 37th St. North and Tyler

**SITE SIZE:** 10.07 Acres

**NUMBER OF LOTS**

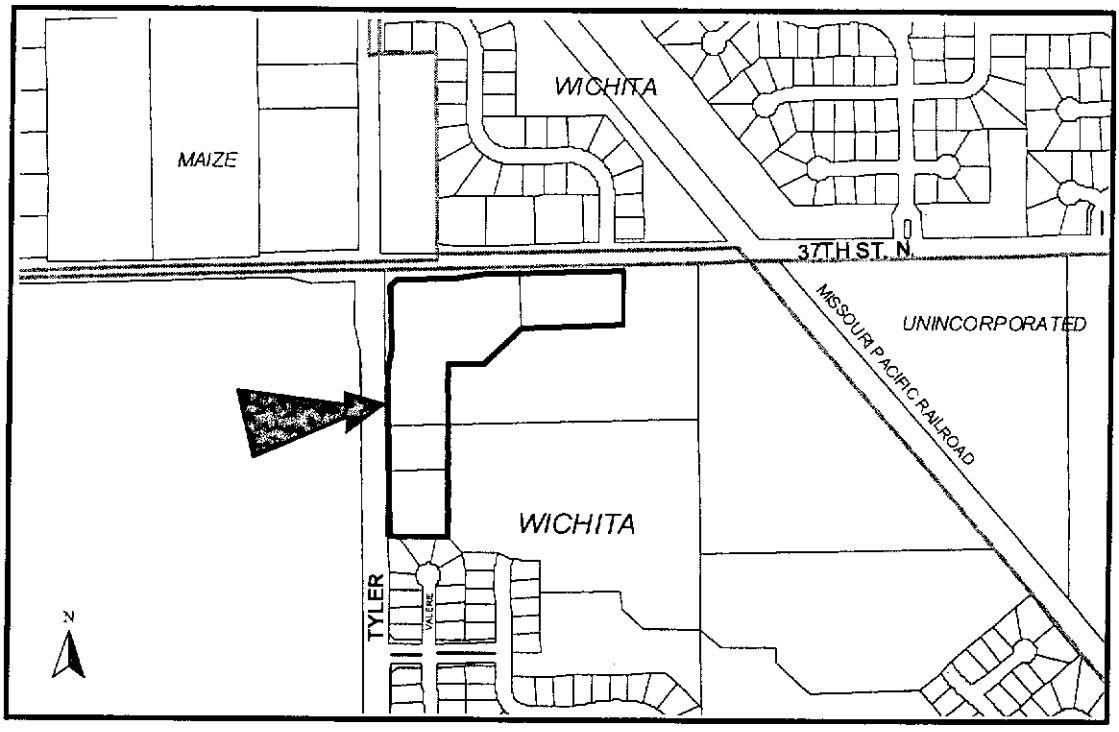
| | |
|---|---|
| Residential: | |
| Office: | |
| Commercial: | 7 |
| Industrial: | |
| Total: | 7 |

**MINIMUM LOT AREA:** 1.06 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**NOTE:** The site has been approved for a zone change (ZON 2003-44) from SF-5, Single-Family Residential to LC, Limited Commercial subject to platting. The Tyler's Landing Commercial Plaza CUP (CUP 2003-48, DP-267) was also approved for this site.

**STAFF COMMENTS:**

A. 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.

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. **City Engineering** needs to comment on the status of the applicant's drainage plan.

D. In accordance with the CUP, the following transportation improvements are required:

   a. The applicant shall provide a guarantee for right-turn accel/deceleration lanes along the perimeter of the property.

   b. The applicant shall provide a guarantee for center left-turn lane along 37th Street North and Tyler Road.

   c. The developer shall guarantee 12-½ percent share of cost for the intersection signalization at Tyler Road and 37th Street North.

   d. Provision of a traffic impact study is not required if the applicant accepts the above recommendations

E. **Traffic Engineering** needs to comment on the access controls. The plat proposes three openings along both 37th St. North and Tyler Road. In accordance with the CUP approval, the major entrance on Tyler Road shall be located across from the major entrance to Maize South Middle School. ***Traffic Engineering requests that the access opening for Lot 5 is located within the east 60 feet.***

F. The joint access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

G. The applicant shall participate in the paving petition for 37th St. North.

H. The vicinity map needs to be corrected to denote 37th Street North.

I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.

J. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.

K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."

L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.

M. 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.

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 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.

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 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.