

OMITTED FROM ORIGINAL PACKET

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB 2007-21 -- WESTWAY 2ND ADDITION

OWNER/APPLICANT: NNN Westway Shopping Center, LLC, Attn: Daryll Goodman, 8859 Long St., Lenexa, KS 66215-3523

AGENT: Doug Malone, J. P. Weigand & Sons, 150 N. Market, Wichita, KS 67202

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: South side of Pawnee, west side of Seneca

SITE SIZE: 29.7 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	12
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 13,342 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of the Westway Addition. The site is subject to the Westway Shopping Center Community Unit Plan (DP-21).

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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. The plat proposes three openings along Pawnee and four openings along Seneca. Traffic Engineering has approved the access controls.
- E. Traffic Engineering needs to comment on the need for additional right-of-way along Pawnee and Seneca. The Access Management Regulations requires a 60foot half-street right-of-way width along urban arterials.
- F. The Applicant needs to request a CUP adjustment, as the CUP parcel boundaries do not correspond with the area being platted.
- G. 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.
- H. 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.
- I. On the final plat, the MAPC signature block needs to reference the new MAPC Chair.
- J. 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.
- K. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, right-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.
- L. 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.)
- M. 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.

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- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. 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.
- S. 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 email to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.