

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-21 - WEBB-31 ADDITION

OWNER/APPLICANT: Dean L. Bussart, 5050 E. Central, Wichita, KS 67208

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

LOCATION: Southwest corner of Webb Road and 31st St. South

SITE SIZE: 11.08 acres

NUMBER OF LOTS

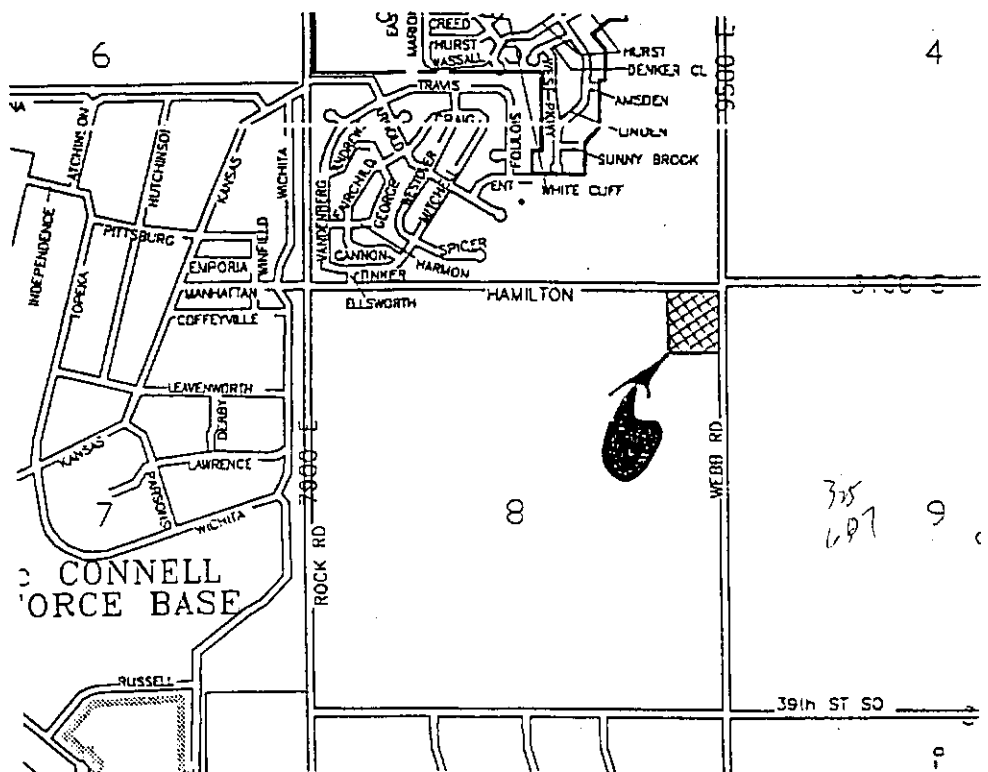
Residential:	1
Office:	
Commercial:	1
Industrial:	-
Total:	2

MINIMUM LOT AREA: 4.51 acres

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lot 1)
SF-20, Single-Family Residential (Lot 2)

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a commercial use on the corner lot (Lot 1) and a single-family dwelling on the south lot (Lot 2). A zone change request from LC, Limited Commercial to SF-20, Single-Family Residential will be submitted for Lot 2.

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 reviewed by the MAPC, a zone change shall have been submitted and approved.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
Health Department should comment on the need to restrict the site to domestic sewage.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the access controls. The final plat denotes two openings along Webb and two openings along 31st St. South.
- F. The final plat tracing shall indicate the correct year on all certifications.
- G. The final plat tracing shall denote William M. Johnson as the Planning Commission Chair.
- H. County Engineering should comment on the need for improvements to perimeter streets.
- I. The applicant is advised that setbacks may be reduced to 20 feet for Lot 1, and 25 feet for Lot 2.
- 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 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.)
- L. 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.

- M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE: WEBB-31 ADDITION

North: 19999.989
Line Course: S 00-00-00 W Length: 734.00 East: 19999.989
Line Course: N 89-52-57 W Length: 657.60 East: 19999.989
Line Course: N 89-52-57 W Length: 657.60 East: 19342.390
Line Course: N 00-00-32 W Length: 734.00 East: 19342.277
Line Course: S 89-52-57 E Length: 657.71 East: 19342.277
North: 19999.988
Perimeter: 2783.31 Area: 482,717. sq.ft. 11.08 acres
Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.004
Error North: -0.0002
Error East: -0.0039
Course: S 86-32-12 W
Precision 1: 717,282.23