

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-07 – HARLEY VOTH ADDITION

OWNER/APPLICANT: Harley J. Voth Living Trust Attn: Bob Kaplan, 430 N. Market, Wichita, KS 67202;
Larry James and Denise M. James, 3825 W. Douglas, Wichita, KS 67213

SURVEYOR/AGENT: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: South side of Douglas, East of West Street (District IV)

SITE SIZE: .33 acres

NUMBER OF LOTS

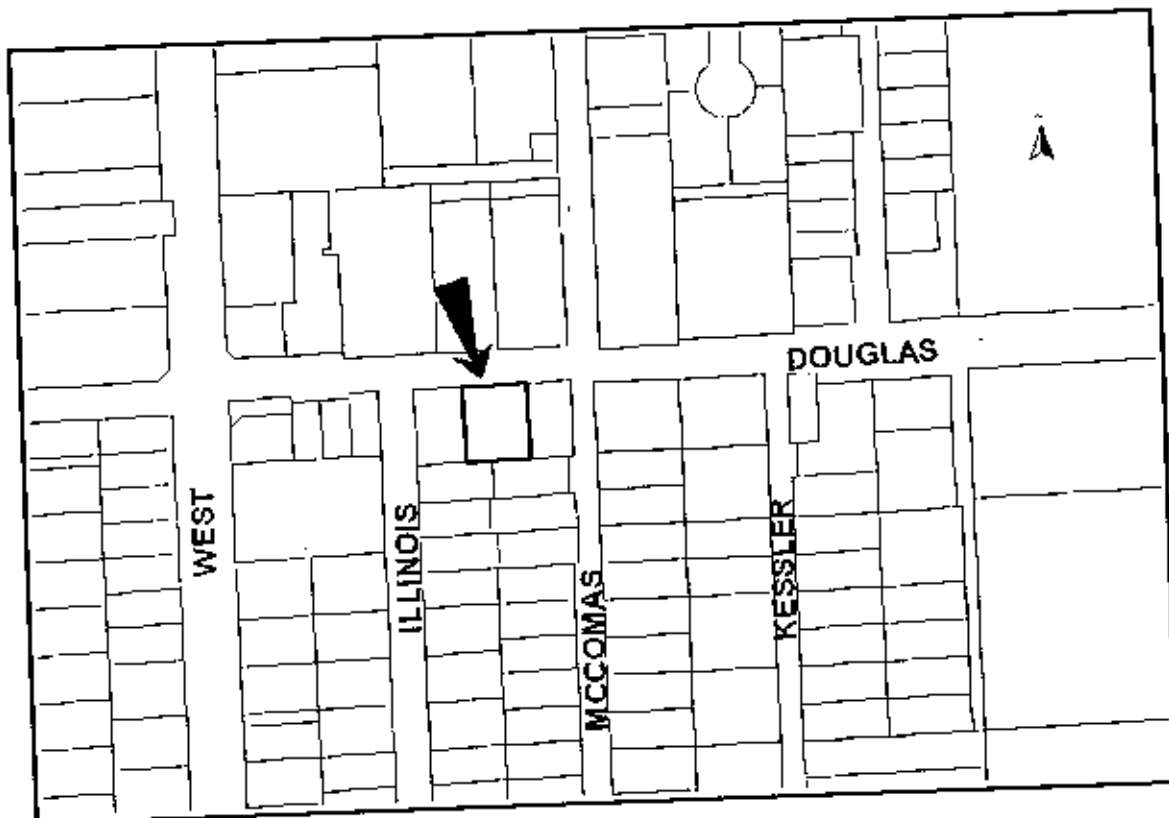
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

MINIMUM LOT AREA: 12,784 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: GC General Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2007-28) from LC Limited Commercial to GC General Commercial. A Protective Overlay #192 was also approved for this site addressing signage, screening, parking areas and permitted uses.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) 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. Traffic Engineering has approved access controls. The plat proposes two openings along Douglas.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to east and west.
- F. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- G. On the final plat tracing, the MAPC signature block needs to reference "Darrell A. Downing" as Chairman.
- H. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- I. 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.
- J. The platton'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.
- K. 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.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.