

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

**CASE NUMBER:** SUB. 2003-91 -- 31ST AND GREENWICH ADDITION

**OWNER/APPLICANT:** Robert G. Clark, 3503 S. Greenwich Rd., Wichita, KS 67210;  
Mohammad Agahkani, 7541 Killarney Court, Wichita, KS 67206; Len  
Marotte, 1999 N. Amidon, Suite 375, Wichita, KS 67203

**SURVEYOR/ENGINEER:** AM Consulting, Inc., 142 N. Emporia, Wichita, KS 67202

**LOCATION:** Southwest corner of 31st Street South and Greenwich

**SITE SIZE:** 8.2 Acres

**NUMBER OF LOTS**

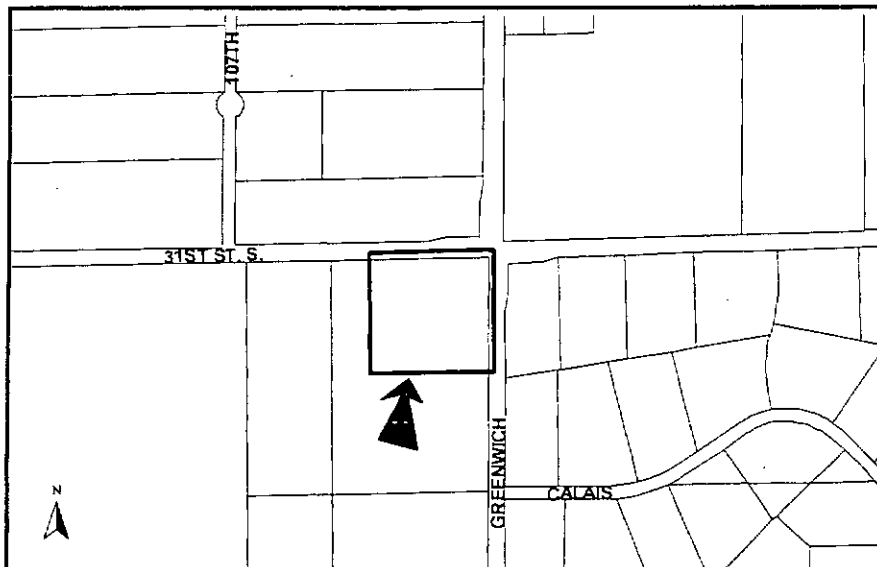
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 1.21 Acres

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This unplatted site is located in the County within three miles of Wichita's boundary.

Planning Staff recommends approval of the plat.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is 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 sewerage and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.*
- B. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services. In the event the applicant proposes to extend City sewer at this time to serve the property, a petition shall be provided.
- 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. *Sedgwick County Engineering requests a revised topographic survey. The contours are incorrectly platted. The drainage easements should be based on the drainage plan. A flood study is required. The entrance to Lot 2 on 31st Street is in conflict with the drainage on 31st Street. A drainage guarantee may be required. A DWR permit will be required for channel work.*
- E. The owner's name needs to be included on the owner's certificate.
- F. County Engineering requests right and left turn lanes, contingent on proposed usage.
- G. Traffic Engineering requests a petition for a future traffic signal.
- H. The signature line for "James Alford" should be deleted.
- I. County Engineering needs to comment on the access controls. The plat denotes two openings along both 31st Street and Greenwich. In accordance with access management regulations for County roads, complete access control is needed from the corner of the intersection in both directions of at least 330 feet from the intersection (measured from the centerlines of the arterials). *County Engineering has approved one access opening to Lot 1 along Greenwich Road adjoining the south line of Lot 2 limited to rights-in/out only.*
- J. A cross-lot access agreement is needed for the benefit of Lot 2.
- K. The Access Management Regulations require an additional 25-foot x 25-foot corner clip at the intersection corner.
- L. A 60-foot half-street right-of-way is needed along 31st Street South.

- M. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) The surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- N. 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.
- O. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- P. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.

- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a compact disk (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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.