

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-01 -- SPENCER'S SECOND ADDITION

OWNER/APPLICANT: Certified Builders, Inc., Attn: Jeffery Niedens, 1143 Denene, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: West side of Hoover, North of Central

SITE SIZE: 1.81 acres

NUMBER OF LOTS

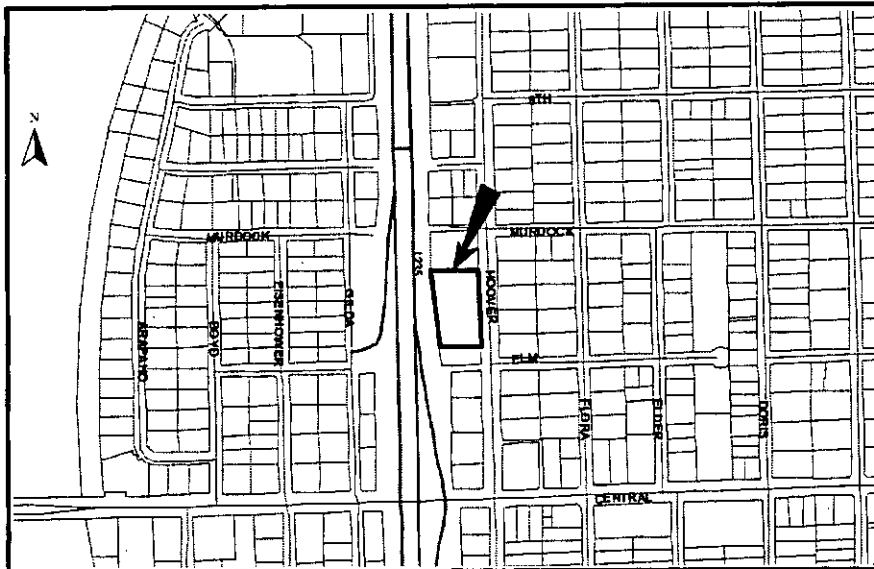
Residential:	6
Office:	
Commercial:	
Industrial:	-
Total:	6

MINIMUM LOT AREA: 11,900 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



NOTE: This is an unplatted site located within the City. The applicant will be requesting a zone change from SF-5, Single-Family Residential to TF-3, Two-Family.

Planning Staff recommends approval of the plat.

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 considered by MAPC, the zone change will need to be approved.
- B. Municipal water services appear to be available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. If any drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. The plat proposes six access openings along Hoover. Traffic Engineering has approved the access controls.
- F. Traffic Engineering has requested the dedication of additional right-of-way along Hoover to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- Yes* → G. The Applicant shall guarantee the paving of Hoover.
- H. 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.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- K. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- L. The year "2003" needs to replace "2002" within the signature blocks.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for all of the lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.

*Drainage
Plan
approved*

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- N. The platlor'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 AutoCAD. This will be used by the City and County GIS Department.

CLOSURE COMPUTATIONS
SPENCER'S 2nd ADDITION

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>DIRECTION</u>	<u>DISTANCE</u>
Begin	779.9733	1232.4433	S 89°58'30" E	278.14
	779.8519	1510.5832	S 00°00'00" E	371.98
	407.8719	1510.5832	N 89°57'01" W	247.11
	408.0864	1263.4733	N 04°46'11" W	373.18
End	779.9740	1232.4429		

Error of Closure: 1:1,588,012

Departure in Y (Northing): -.0007

Departure in X (Easting): .0004

Closing Direction: S 22°54'01" E

Closing Distance: 0.0008