

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-63 -- SPENCER'S FIRST ADDITION

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

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

LOCATION: South of Central, West side of Hoover

SITE SIZE: 1.68 Acres

NUMBER OF LOTS

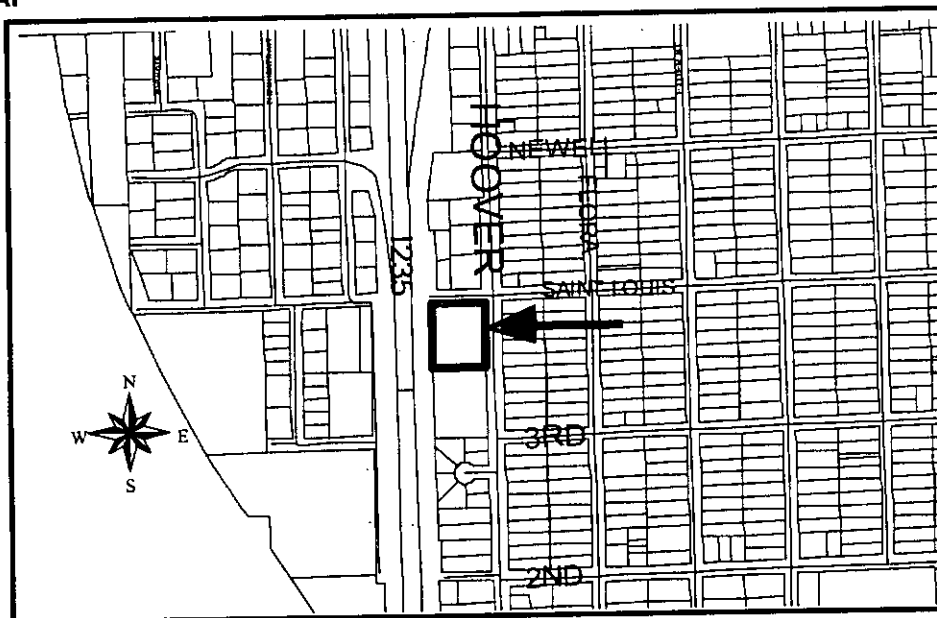
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.68 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential (with Conditional Use for Multi-family uses)

VICINITY MAP



SUB 2002-63 -- One-Step Final Plat of SPENCER'S FIRST ADDITION
July 18, 2002 - Page 2

NOTE: This is an unplatted site located within the City of Wichita. The applicant has requested a zone change (ZON 2002-39) to TF-3, Two-Family Residential District with a Conditional Use (CON 2002-33) for Multi-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. City water services are available to serve the site. The applicant shall submit a guarantee for the extension of sanitary sewer. **City Engineering** needs to comment on the need for 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. Since drainage will be directed onto I-235, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. **City Engineering** needs to comment on the need for any improvements to perimeter streets. St. Louis and Hoover are unpaved streets. **City Engineering has required a petition for the paving of Hoover. It is recommended that the property owner to the north is contacted regarding participation in the vacation of St. Louis. In the event St. Louis is not vacated, a No Protest Petition for St. Louis is also needed.**
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes five access openings along Hoover, and complete access control along St. Louis. **Access controls are approved.**
- G. As a lot used for multi-family uses adjacent to non-arterial streets, the Subdivision regulations require a sidewalk along St. Louis and Hoover.
- H. The setback denoted on the site plan does not correspond with the setback denoted on the plat.
- I. 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.
- J. 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.

SUB 2002-63 -- One-Step Final Plat of SPENCER'S FIRST ADDITION
August 15, 2002 - Page 2

NOTE: This is an unplatted site located within the City of Wichita. The site has been approved for a zone change (ZON 2002-39) to TF-3, Two-Family Residential District with a Conditional Use (CON 2002-33) for Multi-family.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. City water services are available to serve the site. The applicant shall submit a guarantee for the extension of sanitary sewer. **City Engineering** needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- E. **Traffic Engineering** needs to comment on the access controls. The plat proposes five access openings along Hoover, and complete access control along St. Louis. **Access controls are approved.**
- F. As a lot used for multi-family uses adjacent to non-arterial streets, the Subdivision regulations require a sidewalk along St. Louis and Hoover.
- G. The applicant has platted a 6-ft street side setback along St. Louis, in lieu of the required 15 feet. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- 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.
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STAFF REPORT
(One-Step Final Plat, Deferred 7/18/02)

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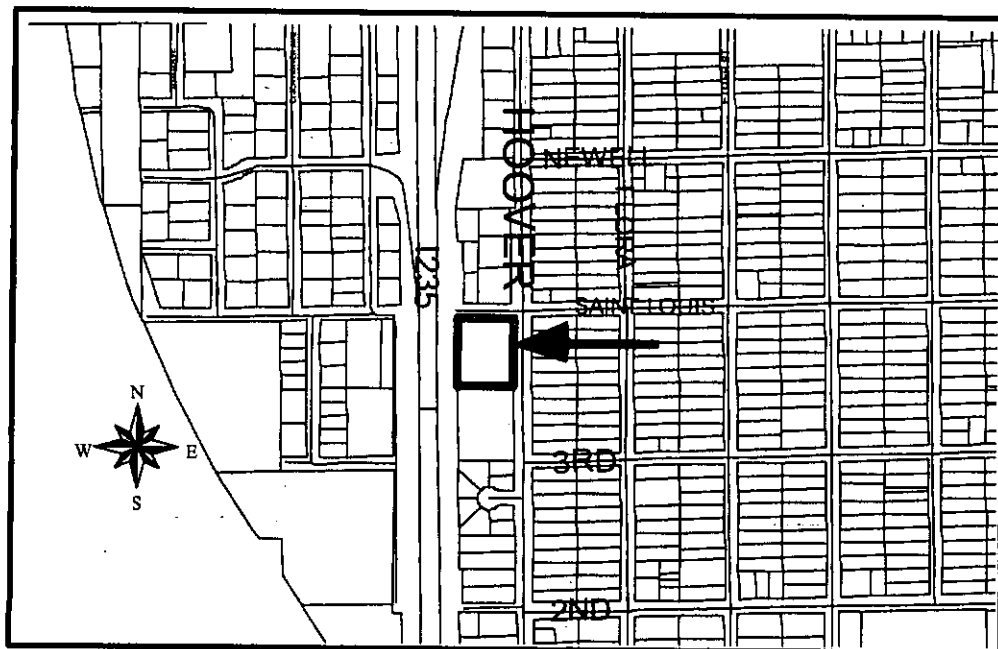
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VICINITY MAP



SUB 2002-63 -- One-Step Final Plat of SPENCER'S FIRST ADDITION
August 15, 2002 - Page 3

- J. The platator'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 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 316-946-4556) 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 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 AutoCAD. This will be used by the City and County GIS Department.

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July 18, 2002 - Page 3

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REISS & GOODNESS ENGINEERS

2160 WEST 21ST STREET - WICHITA, KANSAS 67203-2181 (316) 832-0213

June 27, 2002

Ms. Vicky Huang, P.E.
City Hall, 7th Floor Engineering
455 N. Main
Wichita, KS 67202

RE: Drainage Concept
Spencer's First Addition

Dear Vicky:

Enclosed are two copies of the Drainage Concept Plan for the proposed plat of Spencer's First Addition. This plat should appear on the Subdivision Committee agenda of July 18th.

This property is concurrently being rezoned TF-3, Two Family District with a Conditional Use for Multi-Family. I've overlaid the proposed site plan, as submitted with the Conditional Use Application, to help aid your review.

Please feel free to contact me if you have any questions.

Sincerely,

REISS & GOODNESS ENGINEERS

Robert Previtera, L.A.

Enc.

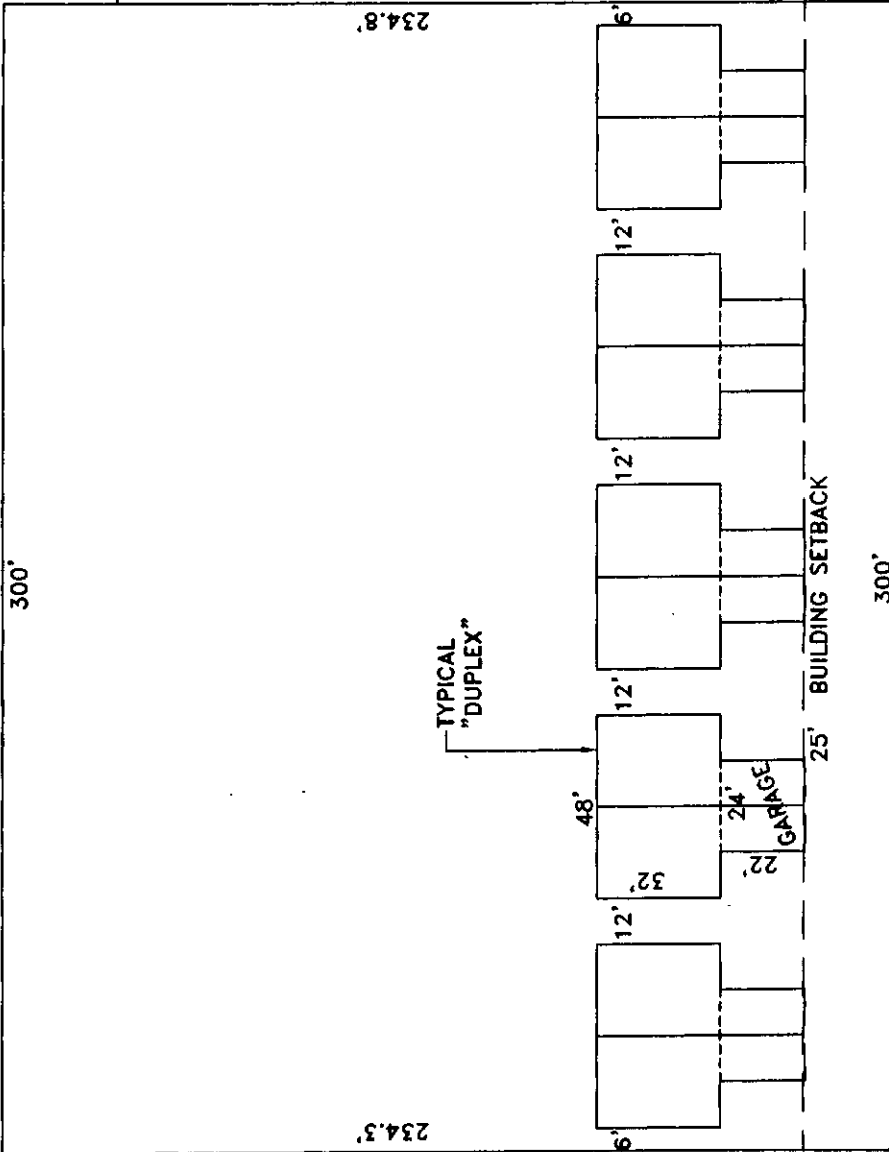
RP/lt



Air Capitol Land Surveyors
 2160 W 21st STREET
 WICHITA, KANSAS 67203
 [316] 839-9071

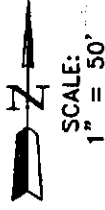
JUNE 17, 2002

INTERSTATE 235



60'

ST. LOUIS



SITE PLAN

PROPOSED PLAT OF SPENCER'S FIRST ADDITION
 AND ASSOCIATED ZONE CHANGE APPLICATION
 FROM SF-5 TO TF-3 WITH CONDITIONAL USE
 FOR MULTI-FAMILY.

OWNER: CERTIFIED BUILDER'S INC.

C/O DENNIS NIEDENS
 1143 DENENE
 WICHITA, KANSAS
 67212

50'

G HOOPER RD.



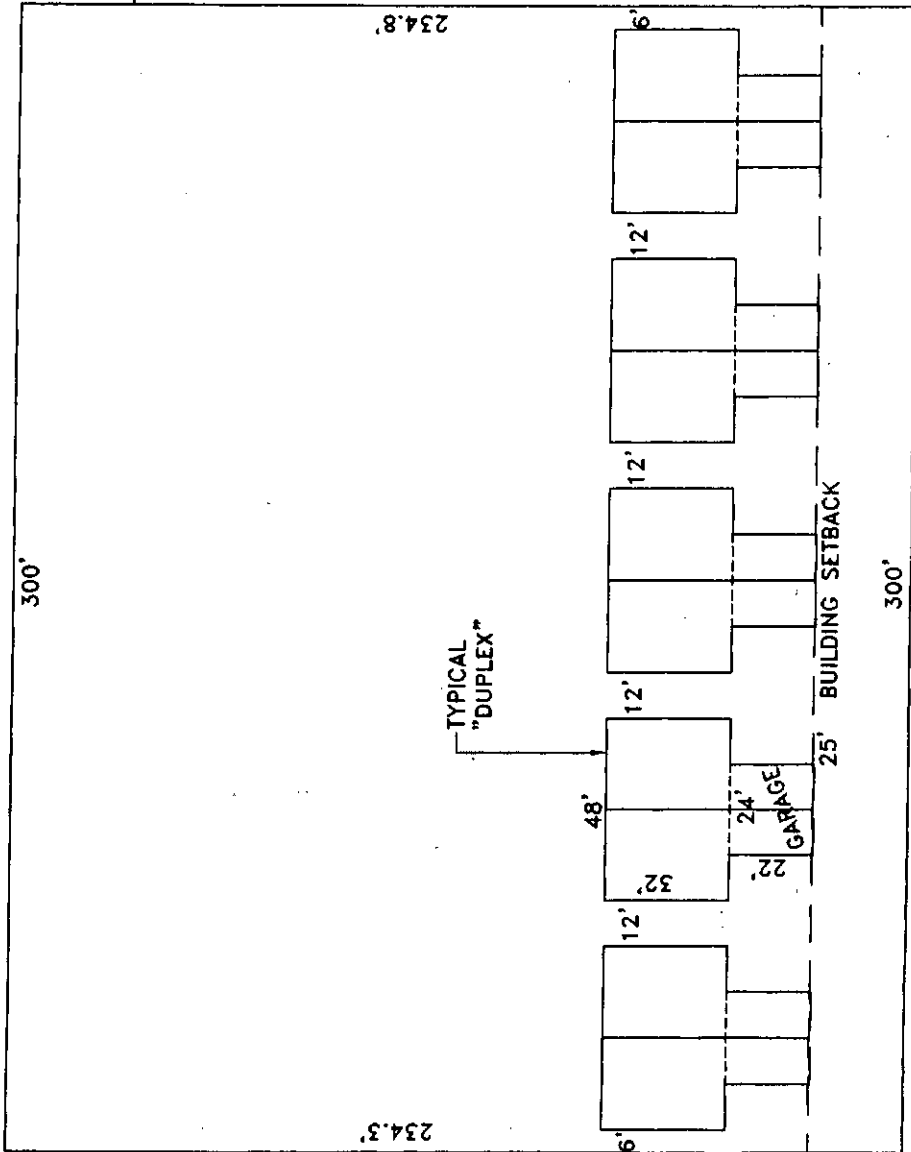
Air Capitol Land Surveyors
 2160 W 21st STREET
 WICHITA, KANSAS 67203

(316) 858-9071

JUNE 17, 2002

INTERSTATE 235

300'



60'

ST. LOUIS



SCALE:
 1" = 50'

SITE PLAN

PROPOSED PLAT OF SPENCER'S FIRST ADDITION
 AND ASSOCIATED ZONE CHANGE APPLICATION
 FROM SF-5 TO TF-3 WITH CONDITIONAL USE
 FOR MULTI-FAMILY.

OWNER: CERTIFIED BUILDER'S INC.

C/O DENNIS NIEDENS
 1143 DENENE
 WICHITA, KANSAS
 67212

HOOPER RD.

50'

CLOSURE COMPUTATIONS
SPENCER'S FIRST ADDITION

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>DIRECTION</u>	<u>DISTANCE</u>
Begin	2.9775	7.1847	N 89°59'57" E	234.95
	2.9741	242.1347	S 00°20'07" W	300.12
	-297.1408	240.3784	S 90°00'00" W	234.38
	-297.1408	5.9984	N 00°13'35" E	300.12
End	2.9769	7.1843		

Error of Closure: 1:1,527,957

Departure in Y (Northing): .0006

Departure in X (Easting): .0004

Closing Direction: N 30°13'06" E

Closing Distance: 0.0007