

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

**CASE NUMBER:** SUB 2003-59 -- STARBUCK'S ADDITION

**OWNER/APPLICANT:** Over Easy, L.L.C., 150 N. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** West side of West Street, South of Maple

**SITE SIZE:** .68 acres

**NUMBER OF LOTS**

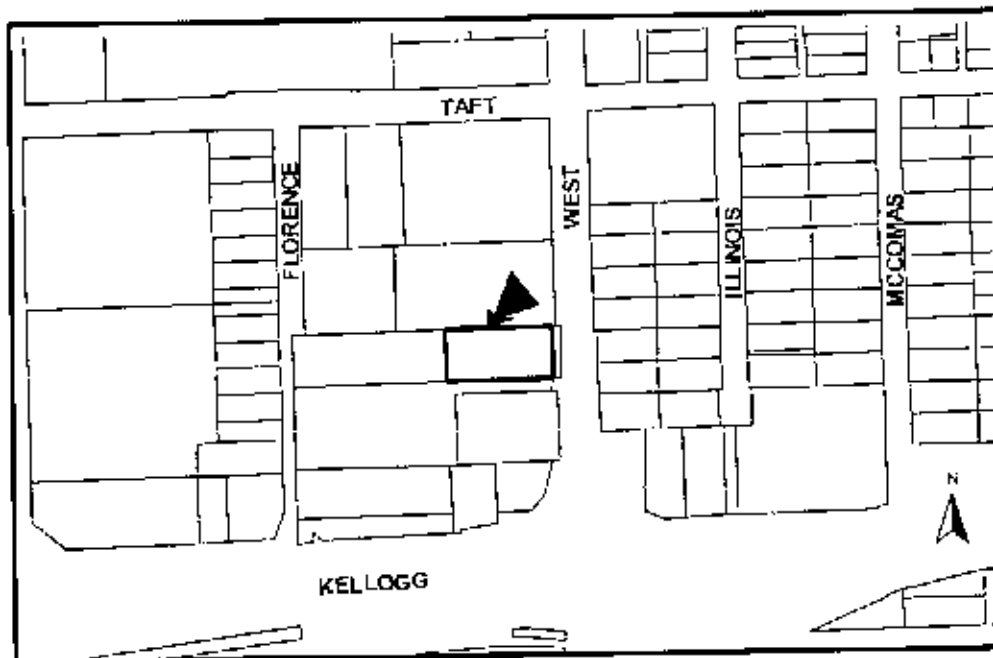
Residential:	
Office:	
Commercial:	1
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 29,650 sq. ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City.

Planning Staff recommends approval of the plat.

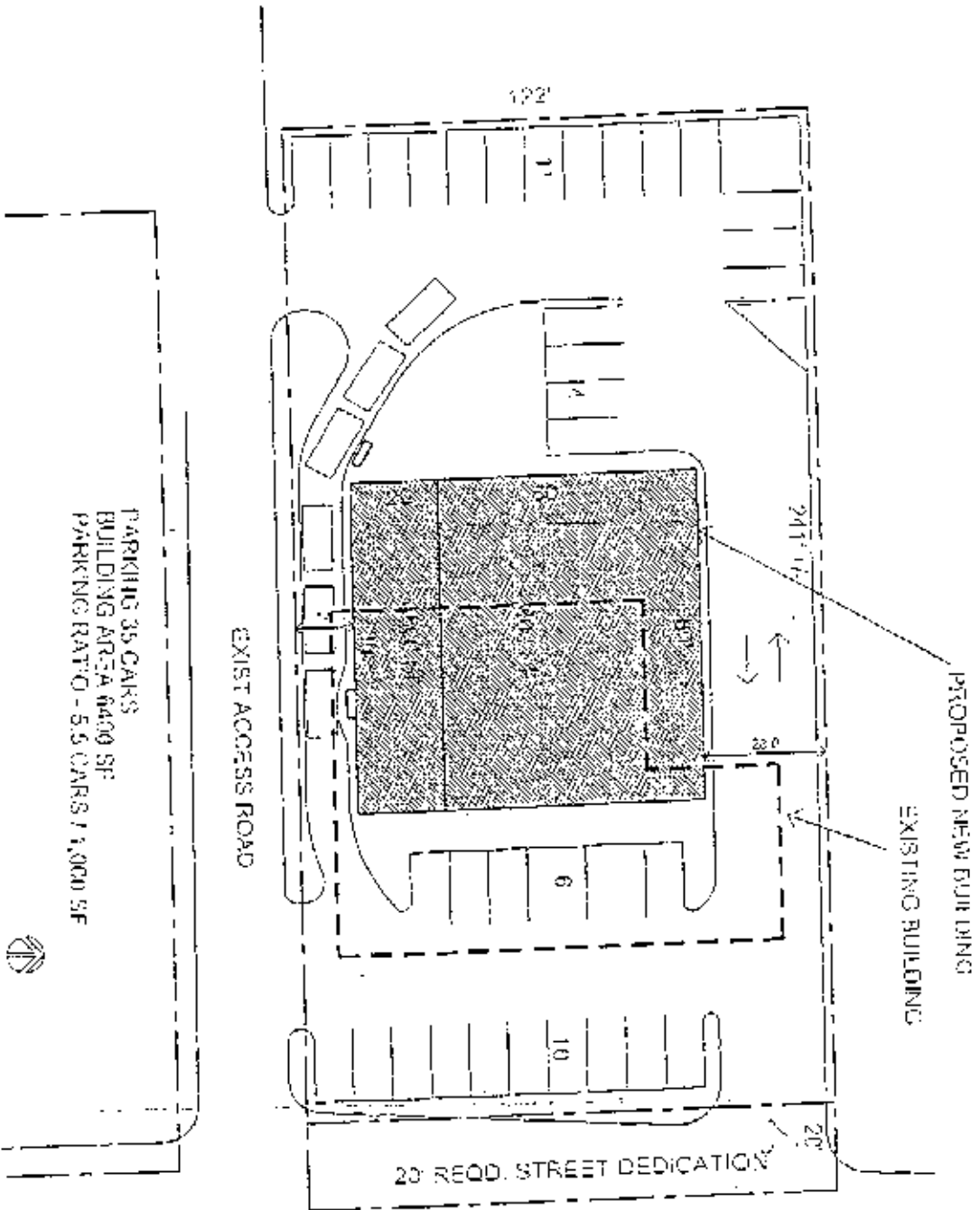
**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. 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.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the north property line. Traffic Engineering has requested complete access control along West Street. A cross-lot access agreement is needed with the abutting property to the south.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.
- G. Traffic Engineering has requested a petition for a right turn lane.
- H. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- I. The plat'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.
- J. 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.)
- K. 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.
- L. 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.

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- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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.

SUB 2003-59: STARBUCK'S ADDITION



PARKING 35 CARS  
 BUILDING AREA 6400 SF  
 PARKING RATIO - 5.5 CARS / 1,000 SF



SITESTUDY B

0 20

26 Feb 09



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LOWRY - WEST ST. AND KELLOGG

Closure

CLOSURE - STARBUCK'S ADDITION

PT 01	North: 5224.1780	East : 6505.6614
Line	Course: S 00-03-29 W	Length: 101.7400
PT 02	North: 5122.4381	East : 6505.5583
Line	Course: S 06-05-59 W	Length: 20.4600
PT 03	North: 5102.0939	East : 6503.3843
Line	Course: S 89-43-28 W	Length: 240.8500
PT 04	North: 5100.9356	East : 6262.5371
Line	Course: N 00-03-29 E	Length: 122.1500
PT 05	North: 5223.0855	East : 6262.6608
Line	Course: N 89-44-29 E	Length: 243.0000
PT 01	North: 5224.1823	East : 6505.6584

**FILE COPY**