

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-45 -- STEVENS THIRD ADDITION

OWNER/APPLICANT: Michael Steven c/o Harold Johnson, 11211 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: On the southeast corner of Kellogg and Greenwich Road.

SITE SIZE: 5.2 Acres

NUMBER OF LOTS

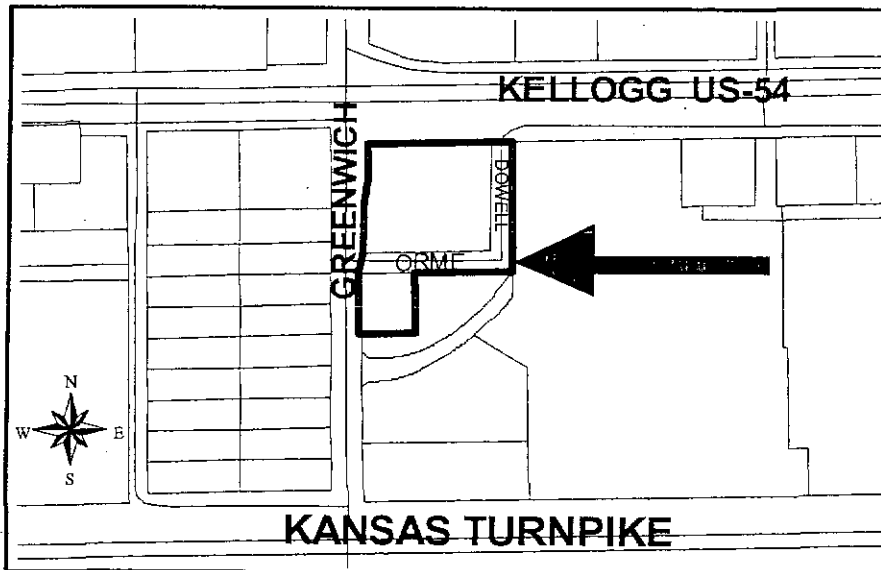
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 5.2 Acres

CURRENT ZONING: LI, Limited Industrial; SF-5, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial; GC, General Commercial

VICINITY MAP



NOTE: This is a replat of Lot 1, Block 1, Lesline Addition in addition to unplatted property to the south. The south portion of the site has been approved for a zone change (ZON 2002-01) from SF-5, Single-Family Residential to GC, General Commercial for outdoor vehicle sales.

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 and the need for specifying the location of the openings. The plat proposes three access openings along the Greenwich; the northernmost opening is temporary until Kellogg is improved to freeway standards. **Traffic Engineering has required complete access control along the south 200 feet of the property.**
- E. 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.
- F. 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.)
- G. 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.
- H. 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.
- I. 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.
- J. 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.

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- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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 - STEVENS 3RD ADDITION

PT 01	North: 28428.2474	East : 13936.3191
Line	Course: N 88-59-08 E	Length: 455.0000
PT 02	North: 28436.3030	East : 14391.2477
Line	Course: S 00-49-24 E	Length: 415.5200
PT 03	North: 28020.8259	East : 14397.2185
Line	Course: S 89-14-00 W	Length: 312.0600
PT 04	North: 28016.6504	East : 14085.1864
Line	Course: S 00-50-06 E	Length: 199.5500
PT 05	North: 27817.1215	East : 14088.0945
Line	Course: S 89-05-30 W	Length: 167.9800
PT 06	North: 27814.4586	East : 13920.1356
Line	Course: N 00-49-24 W	Length: 199.9700
PT 07	North: 28014.4080	East : 13917.2621
Line	Course: N 07-18-42 E	Length: 70.6500
PT 08	North: 28084.4835	East : 13926.2535
Line	Course: N 00-49-24 W	Length: 148.5900
PT 09	North: 28233.0581	East : 13924.1184
Line	Course: N 07-42-27 E	Length: 101.1200
PT 10	North: 28333.2646	East : 13937.6802
Line	Course: N 00-49-24 W	Length: 95.0000
PT 01	North: 28428.2548	East : 13936.3151