

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-130 -- SUBWAY ADDITION

OWNER/APPLICANT: Rottinghaus Real Estate, LLC, 12229 Goodman, Overland Park, KS 66213

SURVEYOR/ENGINEER: PEC, P.A., Attn : Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of Harry, East side of Webb Road

SITE SIZE: 2.35 acres

NUMBER OF LOTS

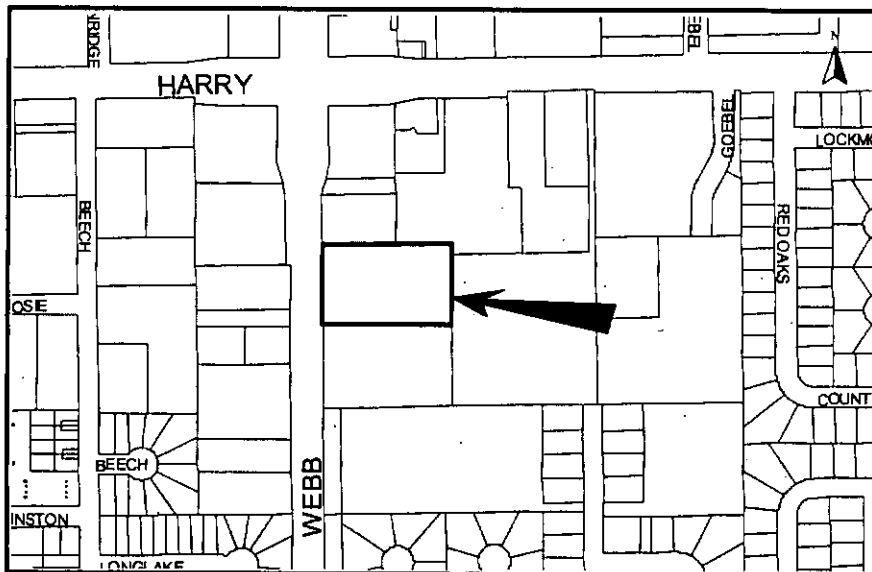
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.25 acres

CURRENT ZONING: LC, Limited Commercial; SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-05) from SF-5, Single-Family Residential to LC, Limited Commercial.

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 concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along the south property line. The final plat shall reference the dedication of access controls in the plat's text. The access controls are approved.
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the south.
- F. 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.
- G. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- H. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- I. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- J. 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.
- 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.

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 12/12/02)

CASE NUMBER: SUB 2002-130 -- SUBWAY ADDITION

OWNER/APPLICANT: Rottinghaus Real Estate, LLC, 12229 Goodman, Overland Park, KS 66213

SURVEYOR/ENGINEER: PEC, P.A., Attn : Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South of Harry, East side of Webb Road

SITE SIZE: 2.35 acres

NUMBER OF LOTS

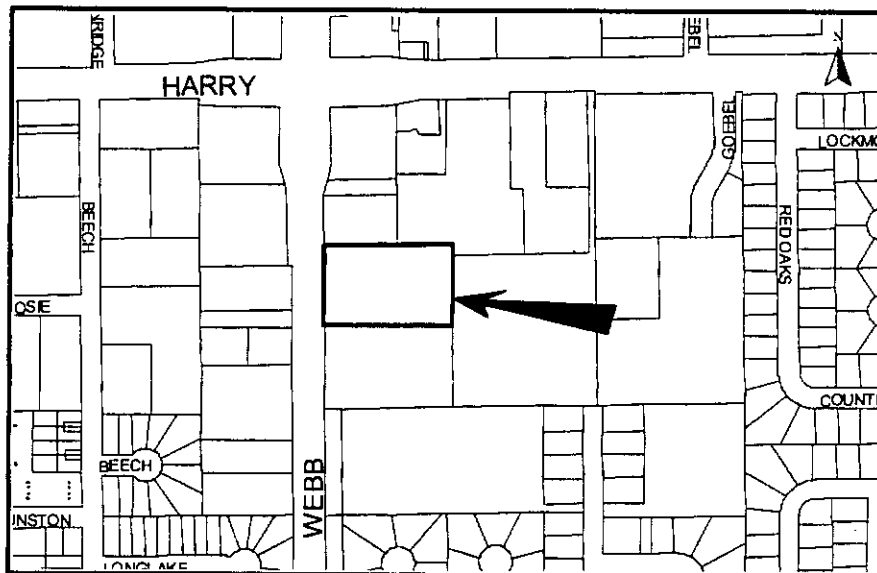
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.25 acres

CURRENT ZONING: LC, Limited Commercial; SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2002-05) from SF-5, Single-Family Residential to LC, Limited Commercial.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site.
- 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 drainage plan. **Private storm sewer extension will be needed at time of site development.**
- D. The plat proposes one access opening along the south property line. **The access controls are approved.**
- E. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the south.
- F. 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.
- G. **County Surveying** requests that the bearing along the west line of the original tract needs corrected. In addition, a bearing is needed along the west line of Lot 1, Block 1.
- H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The platting 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.

Drainage
Plan
Approved

- 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 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.
- 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.