

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-48 -- B.G.'s 1ST ADDITION

OWNER/APPLICANT: GKCF LLC, P.O. Box 12860, Wichita, KS 67277; Gray Development Inc., Attn: Billy Gray, P.O. Box 12860, Wichita, KS 67277

SURVEYOR/AGENT: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: Southwest corner of MacArthur Road and Hoover (District IV)

SITE SIZE: 3.27 acres

NUMBER OF LOTS

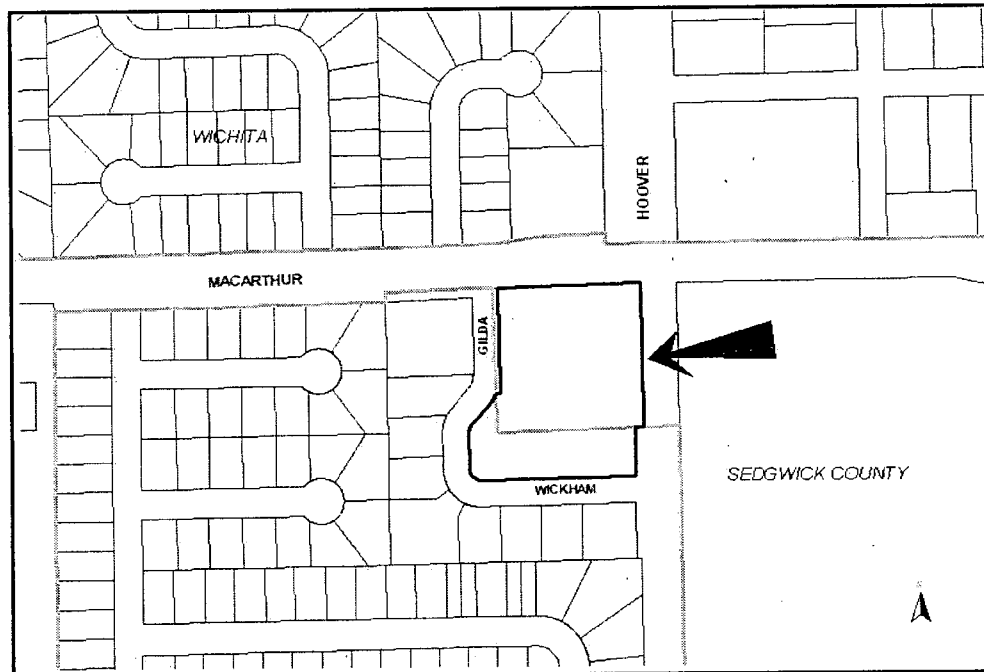
Residential:	
Office:	
Commercial:	10
Industrial:	
Total:	<u>10</u>

MINIMUM LOT AREA: 8,111 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the Gray's 6th Addition in addition to unplatted property to the north. The north portion of the site is located in the County adjoining Wichita's city limits and annexation is required.

STAFF COMMENTS:

- A. As the north portion of the site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City of Wichita Water Utilities Department requests a petition for extension of sewer (mains and laterals) to all lots being platted. A petition is needed for the extension of water (distribution main) to serve lots 1-6.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. Due to the site being zoned LC Limited Commercial, a restrictive covenant shall be submitted specifying that the lots within this plat served by Gilda/Wickham shall be limited to residential uses.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- F. The plat proposes complete access control along both Hoover and MacArthur Road.
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- H. The applicant shall submit a covenant that provides four (4) off-street parking spaces per lot that abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. City of Wichita Water Utilities Department advises that a proposed wall easement along the east property line encroaches a 20-foot utility easement within Lot 3, 4 and 10. A Hold Harmless Agreement is requested with a removable wall where the wall easement encroaches the 20' utility easement.
- J. The wall easement needs to be referenced in the plat's text.
- K. The applicant shall guarantee the paving of the proposed interior street.
- L. 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.
- M. 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.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- Q. 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.

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- R. 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 National Pollutant Discharge Elimination System 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.