

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-41-- BRAUM 1ST ADDITION

OWNER/APPLICANT: Spangles, Inc., Attn: Dave Dooman, 437 N. Hillside, Wichita, KS 67214; Eaglenest Management, LLC, Attn: Jack Rodrock, P.O. Box 244, Lawrence, KS 66044; (contract purchaser) Retail Buildings, Inc., Attn: Elaine Braum, President, 3000 NE 63rd St, Oklahoma City, OK 73121

SURVEYOR Savoy Company, Attn: Mark Savoy, 433 S. Hydraulic, Wichita, KS 67211

AGENT: Gordon E. Pulis, 16135 Preston Rd., Suite 139, Dallas, TX 75248

LOCATION: North of Douglas, West side of Seneca, (District IV)

SITE SIZE: 1.44 acres

NUMBER OF LOTS

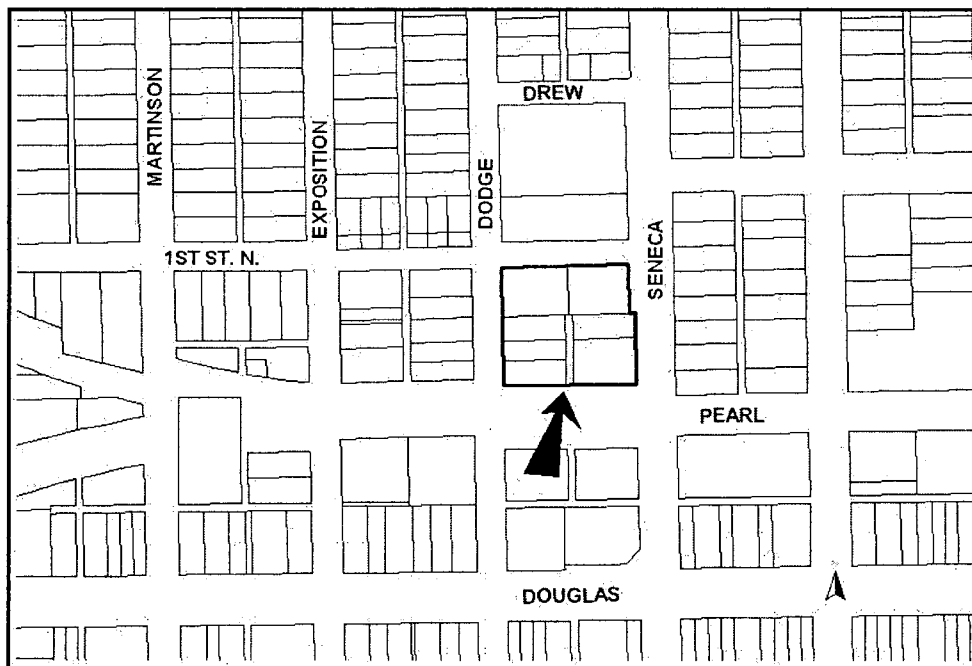
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.39 acres

CURRENT ZONING: B Multi-family, GC General Commercial, LI Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of Martinson's 2nd Addition and Joe's Addition. The replat includes the vacation of an unimproved alley.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that water and sewer services are available.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering has received the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. As denoted on the site plan, the plat proposes two openings along Seneca.
- E. The applicant shall guarantee the closure of driveway openings located along Dodge and 1st Street. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- F. Traffic Engineering has requested a 10-foot sidewalk and utility easement along Seneca adjoining the 40-foot right-of-way.
- G. GIS has requested First Street be labeled as "1st St". "Avenue" and "Street" shall be labeled as "Ave" and "St".
- 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 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 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.)
- K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- L. 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.
- 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 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. 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.
- Q. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD should be provided. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.