

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-69 -- DAN SCHMIDT 2ND ADDITION

OWNER/APPLICANT: Dan Schmidt, P.O. Box 95, Derby, KS 67037

SURVEYOR/AGENT: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: West side of Hydraulic, North of 55th St. South (District III)

SITE SIZE: 5.06 acres

NUMBER OF LOTS

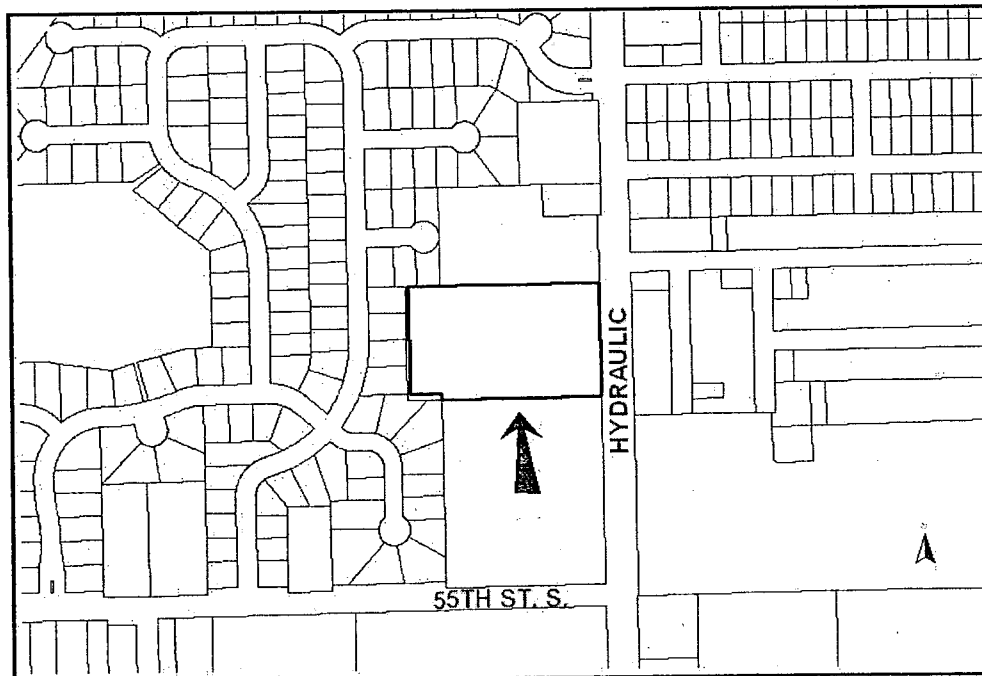
Residential:	
Office:	
Commercial:	6
Industrial:	
Total:	<u>6</u>

MINIMUM LOT AREA: 25,700 square feet

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: PUD Planned Unit Development

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (PUD 2009-04, PUD #32) from SF-5, Single-Family Residential to PUD Planned Unit Development.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that lots 1 and 2 have access to water. The applicant needs to extend water (distribution main) to serve lots 3 to 6. Lots 2, 3 and 6 have access to sanitary sewer. The applicant needs to extend sewer (lateral main) to serve Lots 1, 4 and 5. (Lot 1 will have to reconnect to the new sewer main that is to be extended because of the existing sewer connection location and the new lot configuration).
- 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 needs to comment on the status of the applicant's drainage plan.
- D. In accordance with the approved PUD, the plat proposes two openings along Hydraulic.
- E. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- F. Traffic Engineering has approved the 50-foot right-of-way along Hydraulic.
- G. County Surveying requests a location for the circulation access easement on Lot 1 and Lot 6.
- H. The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. The lots shall be numbered consecutively.
- K. The perimeters of the proposed lots shall match the perimeters of the PUD parcel boundaries. A revised PUD will need to be approved.
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- N. 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.
- O. 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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. 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.

SUB 2009-69 -- One-Step Final Plat of DAN SCHMIDT 2ND ADDITION
October 29, 2009 - Page 3

- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. 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.
- W. 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.