

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2010-11 – FIREPOINT ADDITION

**OWNER/APPLICANT:** Webb Road, LLC, 8110 E. 32<sup>nd</sup> St. North, Wichita, KS 67226

**AGENT:** Poe and Associates, Attn: Tim Austin, 5940 E. Central, Suite 200, Wichita, KS 67208; Tom O'Neil, 5101 Menard Drive, Eau Claire, WI 54703

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

**LOCATION:** North of 29<sup>th</sup> St. North, West of Webb Road (District II)

**SITE SIZE:** 22 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

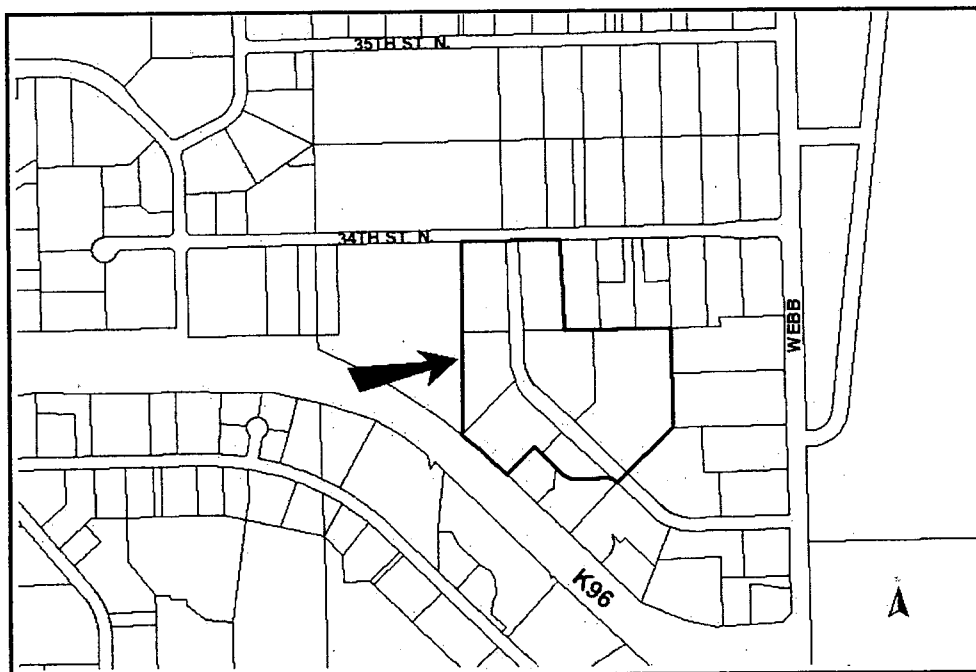
**MINIMUM LOT AREA:** 37, 424 square feet

**CURRENT ZONING:** LI Limited Industrial

**PROPOSED ZONING:** PUD Planned Unit Development

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**VICINITY MAP**



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**NOTE:** This is a replat of a portion of the Comotara Industrial Park 5<sup>th</sup> Addition and Mediterranean Plaza Addition. The site has been approved for a zone change (PUD 2006-03, Firepoint PUD#23) from LI Limited Industrial to PUD Planned Unit Development.

**STAFF COMMENTS:**

- A. Wichita Water Utilities Department has advised that all lots have access to sewer. Lots 1 and 2, Block A have access to water, but water (transmission and distribution mains) needs to be extended to serve Lot 1, Block B.
- 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 Stormwater Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant needs to request a PUD adjustment as the PUD parcel boundaries do not correspond with the area being platted.
- E. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Firepoint PUD (PUD 2006-03, PUD #23)
- F. The Applicant shall guarantee the paving of the proposed street to the industrial street standard.
- G. 35-foot building setbacks shall be platted along K-96 and 34<sup>th</sup> St. North which were established by the PUD.
- H. The proper plat name shall be referenced in the plattor's text.
- I. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- J. 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.
- K. County Surveying requests that minimum pads are corrected and noted in the plattors text.
- L. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- M. The signature line for the County Clerk needs to be revised to reference "Kelly Arnold".
- N. The MAPC signature block needs to reference "G. Nelson Van Fleet" as Chair.
- O. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- P. The year "2010" needs to replace "2008" within the signature blocks.
- Q. The plattor'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.
- R. 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. 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.

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- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. **Westar Energy** advises the applicant that there may be existing equipment along Toben St that may need to be relocated. Any relocation or removal of any existing equipment would be at the applicant's expense.
- Y. A compact disc (CD), 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 via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.