

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

**CASE NUMBER:** SUB 2008-95 -- KRUG SOUTH COMMERCIAL ADDITION

**OWNER/APPLICANT:** Bristol Square, LLC, Attn: Michael Monteferrante, 8111 E. 32<sup>nd</sup> St., Suite 101, Wichita, KS 67226

**SURVEYOR/AGENT:** MKEC Engineering Consultants, Inc. Attn: Greg Allison, 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** Southwest corner of 21<sup>st</sup> St. North and 143<sup>rd</sup> St. East (District II)

**SITE SIZE:** 19.26 acres

**NUMBER OF LOTS**

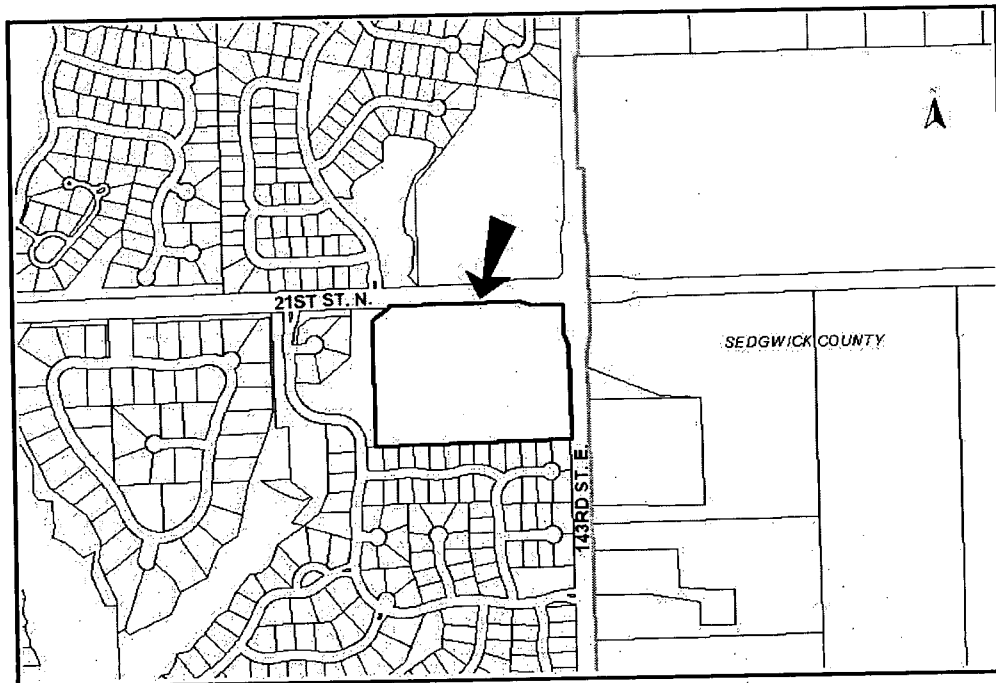
|              |           |
|--------------|-----------|
| Residential: |           |
| Office:      |           |
| Commercial:  | 10        |
| Industrial:  |           |
| Total:       | <u>10</u> |

**MINIMUM LOT AREA:** 30,000 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** LC Limited Commercial

**VICINITY MAP**



**SUB 2008-95 -- One-Step Final Plat of KRUG SOUTH COMMERCIAL ADDITION**  
**December 11, 2008 - Page 2**

**NOTE:** This site has been approved for a zone change (ZON 2006-44) from SF-5 Single-family Residential to LC Limited Commercial. The Krug South Community Unit Plan (CUP 2006-45, DP-302) was also approved for this site.

**STAFF COMMENTS:**

- A. Wichita Water Utilities Department has noted the applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted. Water is available, but in lieu of assessment fees are needed for the transmission main on the entire property.
- B. The applicant has advised staff that utility easements by separate instrument will be provided.
- 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. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The plat proposes three openings along 21<sup>st</sup> St. North and three openings along 143<sup>rd</sup> St. East. Along 143<sup>rd</sup> St., Traffic Engineering has permitted one full movement opening between lots 7 and 8, and one opening along the south property line. Access controls proposed along 21<sup>st</sup> St. North are approved subject to complete access control provided along the east 130 feet of Lot 2.
- F. In accordance with the CUP approval, Traffic Engineering requests a guarantee for construction of left turn center lanes to all major entrances and decal lanes into all entrances.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The Applicant needs to request a CUP adjustment/amendment as the CUP parcel boundaries do not correspond with the area being platted and access controls do not correspond with those imposed by the CUP.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. 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.
- K. **Effective January 14, 2009**, the signature line for the County Clerk needs to be revised to reference "Kelly Arnold".
- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.

**SUB 2008-95 -- One-Step Final Plat of KRUG SOUTH COMMERCIAL ADDITION**  
**December 11, 2008 - Page 3**

- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. 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.
- T. 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.