

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

**CASE NUMBER:** SUB 2010-50 -- DOLLAR GENERAL SUBDIVISION ADDITION

**OWNER/APPLICANT:** Cornejo and Sons, Inc., 2060 E. Tulsa, Wichita, KS 67216

**AGENT:** Gest Realty Corp., LLC, Attn: Bob Gage, 201 Summit Dr., Ste. 110, Brentwood, TN 37027

**SURVEYOR:** Cornerstone Regional Surveying, LLC, Attn: Bill Booe, 1921 North Penn, Independence, KS 67301

**LOCATION:** East side of Clifton, North side of 47<sup>th</sup> St. South (County District V)

**SITE SIZE:** .86 acres

**NUMBER OF LOTS**

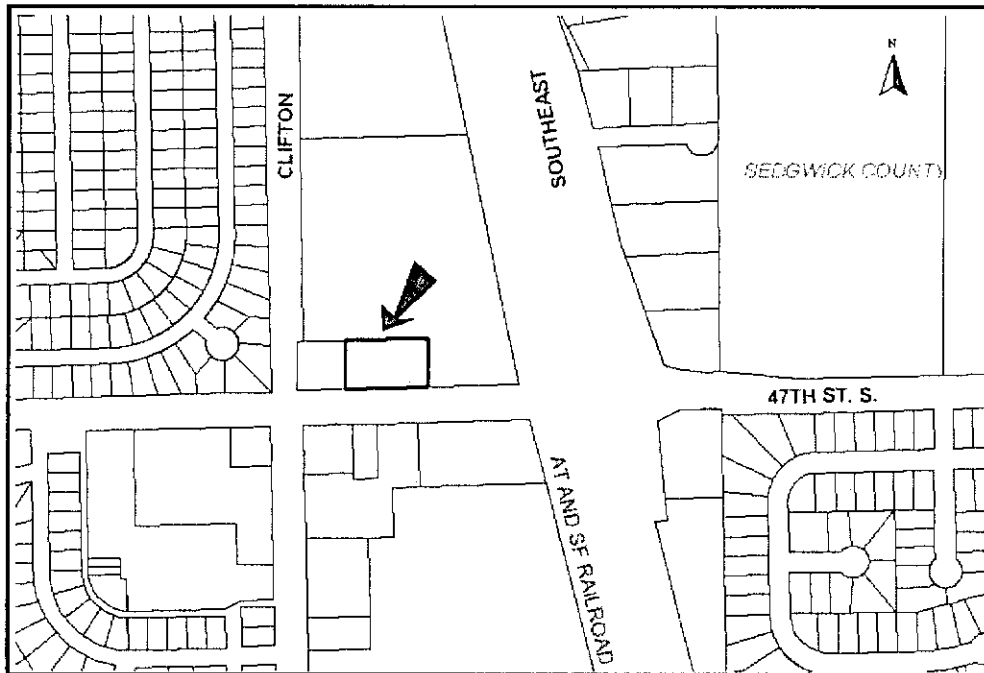
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 37,512 square feet

**CURRENT ZONING:** LC Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Wichita 2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department advises that water is available. The applicant will need to extend sewer (lateral) to serve this lot.
- 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. The platlor's text shall reference that, "the easements are hereby granted as indicated for the construction and maintenance of all public utilities".
- D. County Engineering requests a drainage plan.
- E. County Surveying requests a better description for location of site benchmark.
- F. County Surveying requests a benchmark datum.
- G. County Surveying requests the legend corrected to reflect the monument s set.
- H. The platlor's text should reference "Sedgwick County" for any easements to be recorded.
- I. The railroad owner needs identified as Burlington Northern Santa Fe Railway.
- J. The references in the flood hazard note are incorrect.
- K. The 50-foot easement line on the north line of the lot needs identified.
- L. The building setback should match the sewer easement.
- M. The vicinity map needs corrected to reflect K-15 Hwy instead of Piatt Ave.
- N. County Engineering requires access controls to be platted as denoted on the site plan. Access control except one opening is permitted. The platlor's text on the final plat tracing shall reference the dedication of access controls "to the appropriate governing body".
- O. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owner to the west.
- P. The 60-foot right-of-way width is needed for 47<sup>th</sup> St S.
- Q. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- R. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. 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.
- S. The appropriate signatures need to be included on the certificates: Debra Miller Stevens - MAPC Chairman, John L. Schlegel - MAPC Secretary, Carl Brewer - Mayor, Karen Sublett - City Clerk, Karl Peterjohn - Board of County Commissioners Chair, Kelly B. Arnold - County Clerk, Tonya E. Buckingham - Deputy, Bill Meek - Register of Deeds, Tricia L. Robello - Deputy County Surveyor.

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- T. In the title block "City of Wichita" needs removed.
- U. In the title block "An Addition to Sedgwick County" needs to be added.
- V. 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.
- W. The platlor'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 storm water.
- X. 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.)
- Y. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Z. 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.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. 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.
- EE. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.