

**STAFF REPORT**  
(One-Step Final Plat, Deferred 11/13/08)

**CASE NUMBER:** SUB 2008-87 -- FUNSTON ADDITION

**OWNER/APPLICANT:** Southfork Invest, LLC, 1634 E. Central, Wichita, KS 67214

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

**AGENT:** Poe and Associates, Attn: Tim Austin, 5940 E. Central, Ste. 200, Wichita, KS 67208-4242

**LOCATION:** Southwest corner of Hydraulic and 47<sup>th</sup> St. South (District III)

**SITE SIZE:** 8.49 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

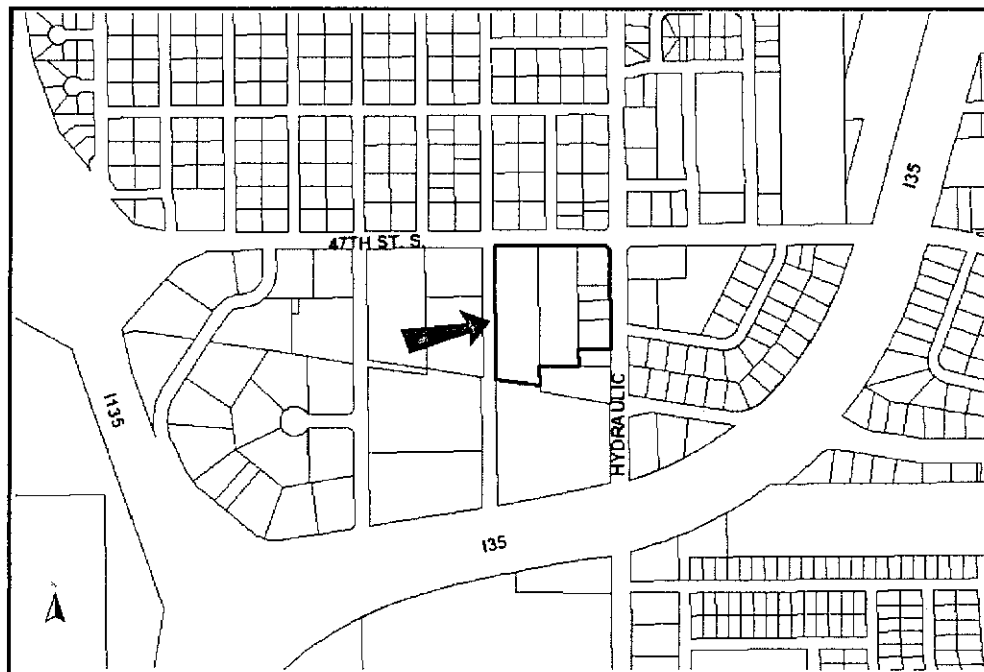
**MINIMUM LOT AREA:** 30,850 square feet

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

**PROPOSED ZONING:** LC Limited Commercial

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**VICINITY MAP**



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**NOTE:** This is an unplatted site located within the City. A zone change (ZON 2008-52) from SF-5 Single-family Residential to GC General Commercial has been approved subject to platting. The Funston Addition Community Unit Plan (CUP 2008-40, DP-315) was also approved for this site.

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. Wichita Water Utilities Department advises that all lots have access to water and sewer with the exception of Lots 2 and 3, which need to have sewer laterals extended.
- 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 Storm Water Management has approved the applicant's drainage plan.
- D. County Surveying requests that the sewer easement in Lot 1 be dimensioned on the final plat tracing.
- E. County Surveying requests that the sewer easement on Lot 5 be located on the final plat tracing.
- F. The area outlined in the southeast corner of the plat should be labeled as "exception".
- G. Access controls are needed. Traffic Engineering has permitted one joint opening on Hydraulic between Lots 4 and 5 and one joint opening (rights-in/out) on Hydraulic between Lots 1 and 5. Two openings along 47<sup>th</sup> St are permitted including one opening across from Greenwood. Access controls need to be referenced in the plat's text.
- H. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- I. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. Traffic Engineering has approved the 50-foot right-of way along Hydraulic and 47<sup>th</sup> St with a 10-foot sidewalk and utility easement. The plat's text shall note the dedication of the streets to and for the use of the public.
- K. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- L. A block shall be designated on the face of the plat as referenced in the plat's text.
- M. A note shall be placed on the final plat, indicating that this addition is subject to the conditions of Funston Addition Commercial Community Unit Plan (CUP 2008-40, DP-315).
- N. The wall easement shall be referenced in the plat's text.
- O. 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.
- P. GIS requests that the streets be labeled as Victoria St, 47<sup>th</sup> St S, and Hydraulic Ave.
- Q. 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.
- R. 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.

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- S. 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 stormwater.
- T. 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.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. 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.
- AA. 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.