

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-32 -- PAWNEE AND 127TH COMMERCIAL ADDITION

OWNER/APPLICANT: Paul R. Weninger and Mary Joan Weninger Trusts, 25215 W. 29th St. N., Andale, KS 67001; 127 PAW, LLC, Attn: Gary Oborny, 8111 E. 32nd St., Suite 101, Wichita, KS 67226

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Southwest corner of Pawnee and 127th St. East (District II)

SITE SIZE: 31.57 acres

NUMBER OF LOTS

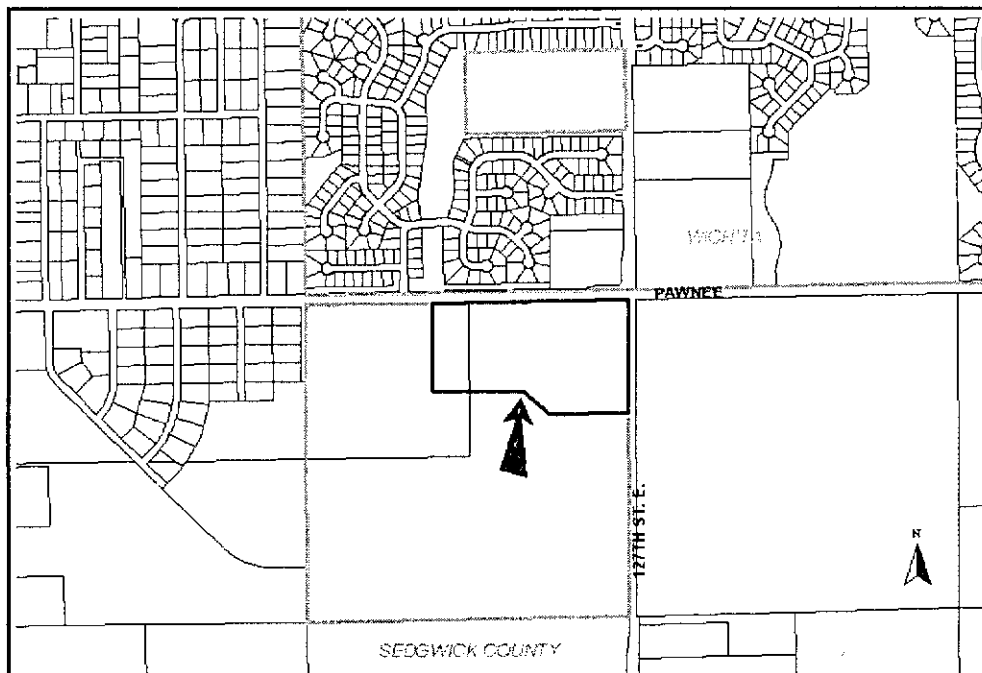
Residential:	
Office:	
Commercial:	11
Industrial:	
Total:	11

MINIMUM LOT AREA: 38,304 square feet

CURRENT ZONING: SF-5 Single-family Residential; LC Limited Commercial

PROPOSED ZONING: LC Limited Commercial

VICINITY MAP



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NOTE: This is an unplatted site located within the City. The applicant requests a zone change (ZON 2010-18) from SF-5 Single-family Residential to LC Limited Commercial for a portion of the property. The Pawnee and 127th Commercial CUP (CUP 2010-11, DP-322) has also been requested.

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. The City of Wichita Environmental Health advises that any on-site septic system or lagoon on the subject property be allowed to remain in use until development commences. Environmental Health also advises that if the on-site system fails and sanitary sewer (main or lateral) is within 150 feet of the subject property, the property owner must connect to sewer. Upon connection to sewer the on-site waste water system must be abandoned and abated.
- B. City of Wichita Water Utilities Department advises that Lots 1-6 have access to water and will have transmission and distribution in lieu of assessments. Water needs to be extended (transmission and distribution) to serve Lots 7-11. Sewer needs to be extended (mains and laterals) to serve all lots being platted.
- 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 Storm Water Management requests revisions to the applicant's drainage plan. Easements by separate instrument may be needed at time of site development. County Engineering requests a drainage plan.
- E. Traffic Engineering has approved the access controls. Access controls have been platted in accordance with the access management standards.
- F. Traffic Engineering requests a petition for left-turn and right-turn decel lanes to major openings.
- G. County Engineering recommends that the City of Wichita annex 127th St. E.
- H. Traffic Engineering and County Engineering have required the applicant to participate in the paving of 127th St East.
The applicant has requested this item be deleted.
- I. In accordance with the CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. 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.
- K. 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.
- 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 storm water.
- 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

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all appropriate agencies to determine any such requirements.

- 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. 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.