

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-22 -- YSIDRO 2ND ADDITION

OWNER/APPLICANT: Mark Ysidro, 3780 S. Broadway, Wichita, KS 67216

SURVEYOR: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211-4504

AGENT: Certified Engineering Design, P.A., 1935 W. Maple, Wichita, KS 67213

LOCATION: East side of Broadway, North of MacArthur Road (District III)

SITE SIZE: 10 acres

NUMBER OF LOTS

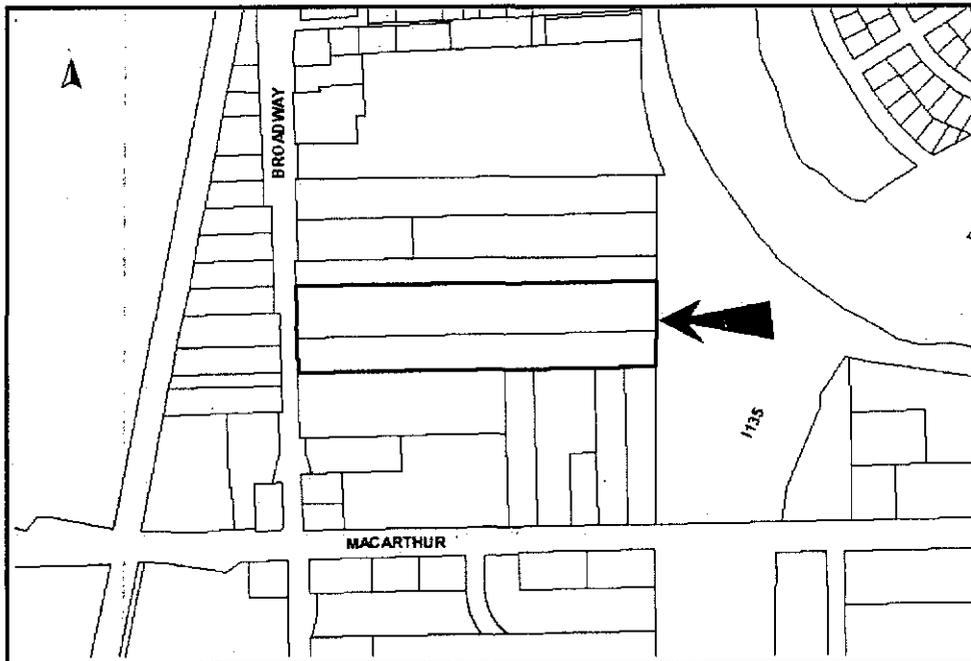
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 9.61 acres

CURRENT ZONING: SF-5 Single-family Residential; GC General Commercial

PROPOSED ZONING: GC General Commercial; Limited Industrial

VICINITY MAP



NOTE: The site has been approved for a zone change (ZON 2009-36) from SF-5 Single-family Residential to LI Limited Industrial and GC General Commercial. A Conditional Use for Wrecking/Salvage was also approved for the east portion of the 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. City of Wichita Water Utilities Department advises that water and sewer services are available to serve the site.
- 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 Engineering needs to comment on the status of the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes two openings along Broadway.
- E. Traffic Engineering requests 10 feet of additional right-of-way along Broadway. The Access Management Regulations requires a 60-foot half-street right-of-way width along urban arterials.
- F. 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.
- G. The note regarding zoning needs corrected to reflect GC zoning on the west side of the property and LI zoning on the east.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- I. County Surveying advises that on the north line of the plat the dimension 1314.01' needs to be moved to the south side of said line, and dimension 1364.01' needs to be moved to the north side of said line.
- J. County Surveying advises that there are two legends with the same symbols meaning different monuments.
- 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 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.

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- 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) 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.