

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-04 – TERRADYNE WEST 3RD ADDITION

OWNER/APPLICANT: Terradyne Residential LLC, Attn: Craig Smith, 1400 Terradyne, Andover, KS 67002

SURVEYOR/AGENT: Poe and Associates, Inc., Attn: Bill Fox, 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: North of Central, West side of 159th St. East (District II)

SITE SIZE: 2.61 acres

NUMBER OF LOTS

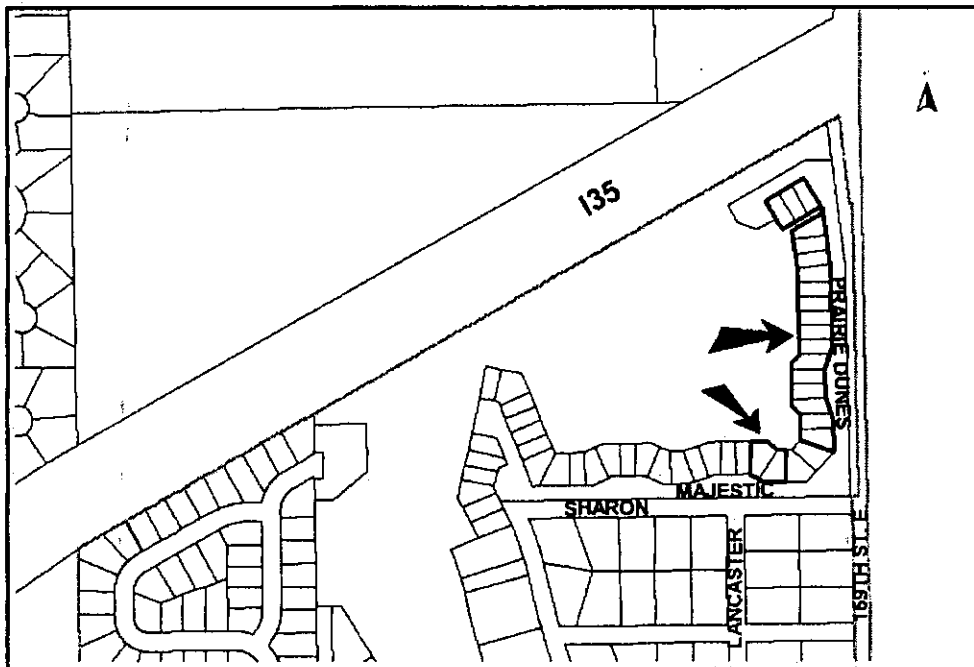
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	<u>10</u>

MINIMUM LOT AREA: 6,413 square feet

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: SF-5 Single-family Residential, MF-18, Multi-family Residential

VICINITY MAP



NOTE: This is a replat of 20 lots in the Terradyne West Addition involving boundary shifts. The street layout has not changed. The north portion of the site (Lots 5-7, Block 2, Lot 1, Block 3) has been approved for a zone change (ZON 2009-39) from SF-5, Single-Family Residential to MF-18 Multi-family Residential.

STAFF COMMENTS:

- A. Water Utilities Department advises that water and sewer services are available. City Engineering advises that existing special assessments will be recalculated on a square foot basis unless a Respread Agreement is filed with the Finance Department and approved by the Law Department.
- 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 Stormwater Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Surveying requests that the benchmarks include datum.
- E. The access controls as denoted on the Terradyne West Addition - two openings along 159th St E - should be included on this plat.
- F. A vicinity map is needed.
- G. 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.
- H. 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.)
- I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- J. 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.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. 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.
- O. 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.