

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-86 -- SPEER ADDITION

OWNER/APPLICANT: Julie Speer, 3500 E. 45th St. North, Wichita, KS 67220

SURVEYOR/AGENT: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: North side of 45th St. North, East of Hillside

SITE SIZE: 4.6 acres

NUMBER OF LOTS

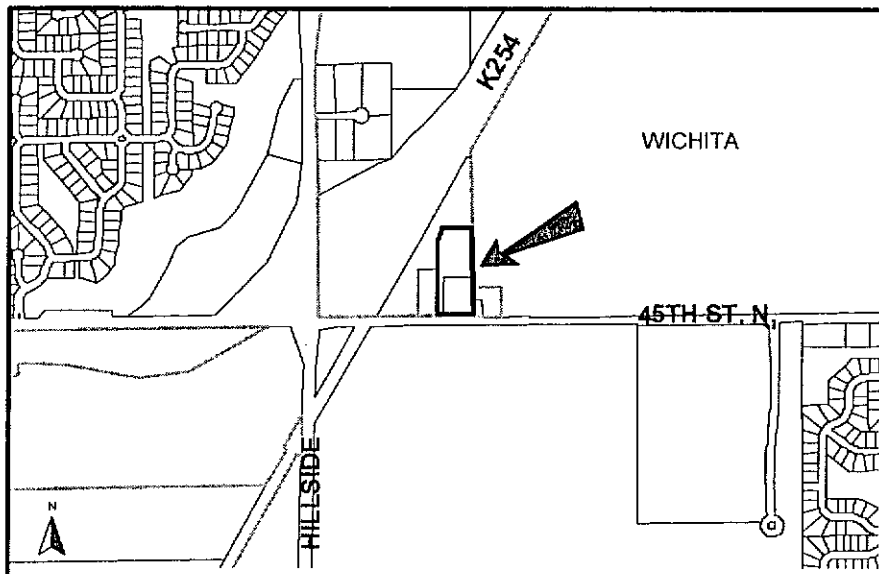
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 1.65 acres

CURRENT ZONING: SF-20, Single-Family Residential, LC, Limited Commercial

PROPOSED ZONING: RR, Rural Residential, LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of the Ryding Addition in addition to unplatted land. This site is located in the County adjoining Wichita's city limits and annexation is required. Lot 2 has been approved for a zone change (ZON 2006-53) from SF-20, Single-Family Residential to RR, Rural Residential. A Conditional Use (CON 2006-54) has also been approved for the site for General Animal Care.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall apply for annexation to Wichita.
- B. Since sanitary sewer is not available to serve this property, the applicant shall contact Environmental Services Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval of a new lagoon from KDHE and Environmental Services.
- C. City of Wichita Water Utilities Department advises that water services are available along 45th St. North and fees-in-lieu of assessment are needed. A petition for future extension of sanitary sewer services is needed and shall include sanitary sewer main in lieu of assessment fees.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. A revised drainage plan needs to be provided to the County.
- F. In the plat's text "Equine Addition" needs to be changed to "Speer Addition".
- G. A restrictive covenant shall be provided that ties Lots 1 and 2 together.
- H. Perimeter easements around Lot 2 are recommended.
- I. The plat should meet the service drive code, per Sedgwick County Fire Department.
- J. In accordance with the approved site plan for the Conditional Use, the plat proposes access control except one opening along the 45th St. North frontage. Traffic Engineering requests the opening be defined. The final plat tracing shall reference the dedication of access controls in the plat's text.
- K. 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.
- L. The City Council certification needs to be added.
- M. In the title block "City of Wichita" needs to be added.
- N. GIS has requested abbreviations for the street types and directionals.
- O. 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.
- P. 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.
- Q. 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. 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.
- T. 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.
- U. 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 NPDES 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. 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.
- X. A compact disc (CD), 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 via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.