

STAFF REPORT

(One-Step Final Plat Approved 6/8/00)

CASE NUMBER: SUB 2000-39 -SCHRAFT 5<sup>TH</sup> ADDITION

OWNER/APPLICANT: Schraft Corporation, Attn: William G. Schraft, 5315 E. 21<sup>st</sup> St. North, Wichita, KS 67208

SURVEYOR/ENGINEER: Savoy, Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East side of Meridian, South of 34<sup>th</sup> St. South

SITE SIZE: 3.35 Acres

NUMBER OF LOTS

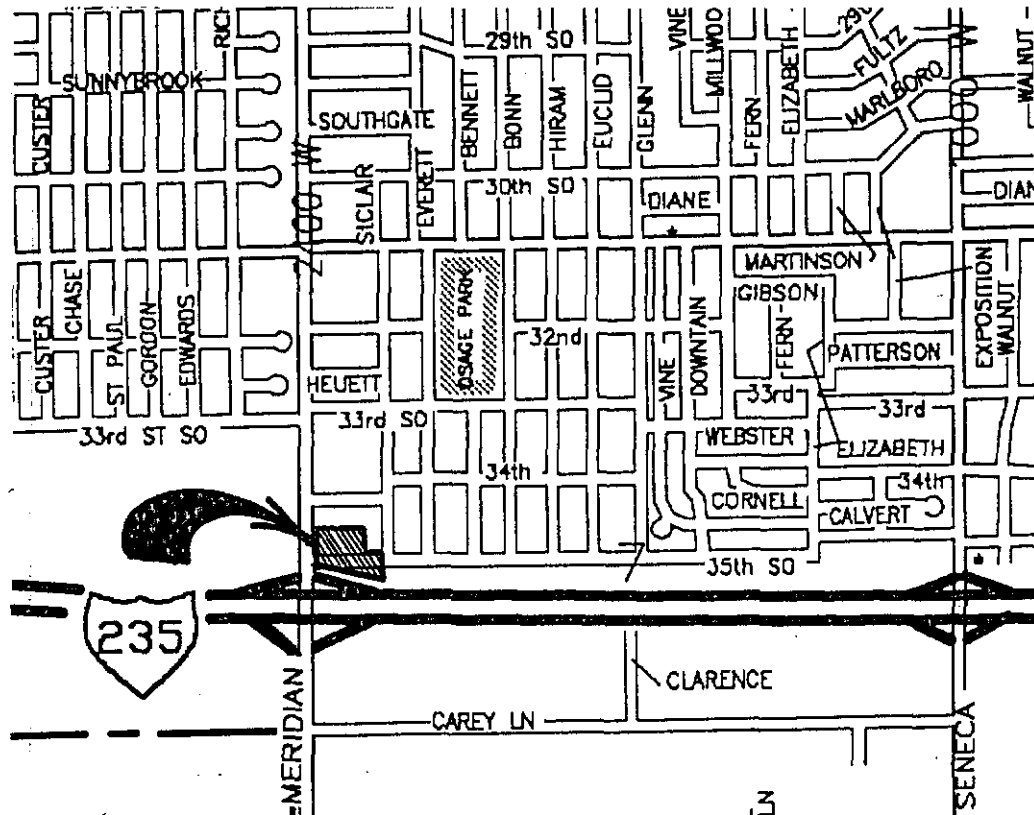
Residential:	
Office:	
Commercial:	2
Industrial:	—
Total:	2

MINIMUM LOT AREA: 1.48 Acres

CURRENT ZONING: LC, Limited Commercial and SF-6, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial and B, Multi-Family Residential

VICINITY MAP



**SUB 2000-39 -- One-Step Final Plat of SCHRAFT 5<sup>TH</sup> ADDITION**  
**June 15, 2000 - Page 2**

**Note:** This is a replat of Lot 1 of the Joseph E. Hall Addition and includes a vacation of 35<sup>th</sup> Street South between Meridian and St. Clair. The Applicant intends to submit a zone change request to B, Multi-Family for Lot 2. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. \_\_
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. The plat will need to establish lowest floor elevation.
- E. Traffic Engineering needs to comment on the need for access controls. The plat denotes two existing access openings along Meridian. Distances should be shown for all segments of access control. The final plat tracing shall reference the access controls in the plat's text. The Subdivision Committee approved access control except for two openings. The south opening shall be limited to right turns only.
- F. A guarantee is required for the closure of the street return along St. Clair.
- G. 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.
- H. 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.
- I. 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.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which 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.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

**SUB 2000-39 -- One-Step Final Plat of SCHRAFT 5<sup>TH</sup> ADDITION**  
**June 15, 2000 - Page 3**

- L. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.



## Wichita-Sedgwick County Metropolitan Area Planning Department

June 9, 2000

Savoy, Ruggles and Bohm, P.A.  
C/O Mark Savoy  
924 N. Main Street  
Wichita, KS 67203

RE: SUB 2000-39 -- One-Step Final Plat of SCHRAFT FIFTH ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

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- A. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees or easements
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
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- O. Perimeter closure computations shall be submitted with the final plat tracing.
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- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

RE: SUB 2000-39 -- One-Step Final Plat of SCHRAFT FIFTH ADDITION  
June 9, 2000  
Page 3

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the Bond and Irrevocable Letter of Credit are available from this office.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 15, 2000, at 1:00 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Schraft Corporation, C/O William G. Schraft, President, 5315 E. 21<sup>st</sup> Street No.,  
Wichita, KS 67208  
Linda Richardson, 15202 Willow Lane, Haysville, KS 67060  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**  
**(One-Step Final Plat)**

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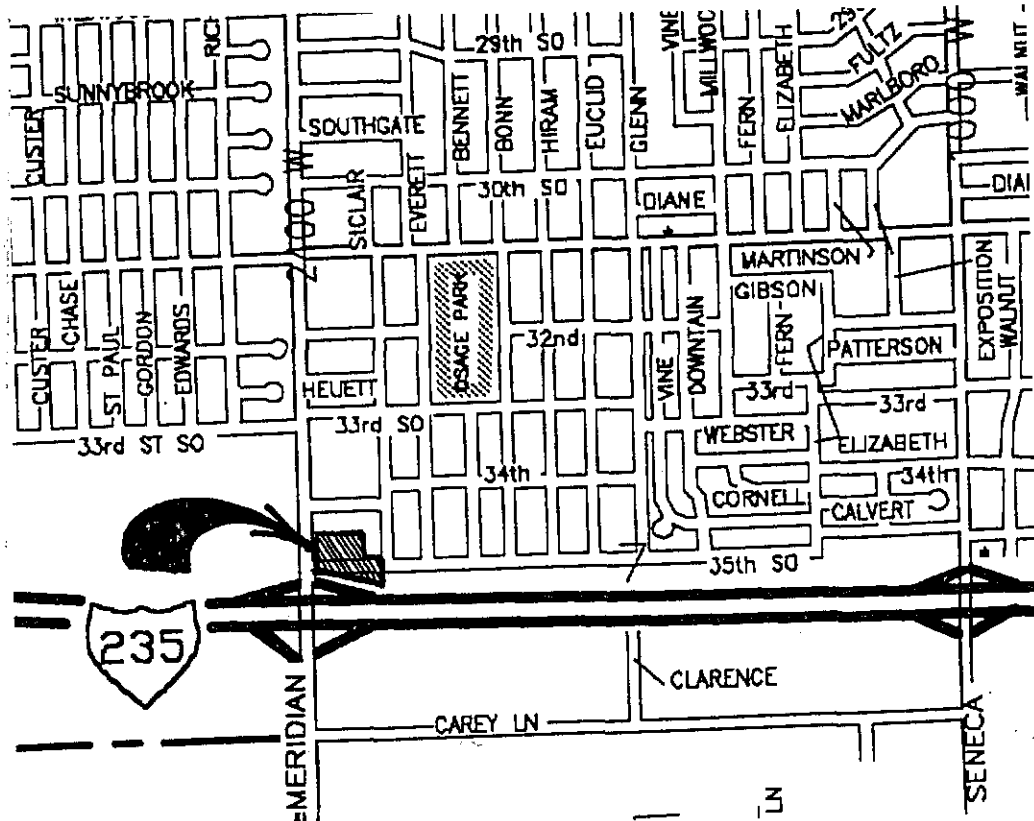
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- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. A guarantee is required for the closure of the street return along Meridian.
- H. 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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EXCERPT OF DECEMBER 4, 2008 MAPC HEARING

**Case No.: ZON2008-67** – William G. Schraft (owner/applicant); Savoy Company, P.A., c/o Mark Savoy (agent) Request City zone change from SF-5 Single-family Residential to LC Limited Commercial on property described as:

Lot 1, Joseph E. Hall Addition, Wichita, Kansas, together with all of the 50 feet of street right-of-way for 35th Street South, lying south of and adjacent to said Lot 1 and Lots 6 and 7, Hatcher-Gomez Addition to Wichita, Kansas, together with all of the 50 feet of street right-of-way, lying south of said Lots 6, 7 and 8, in said Hatcher-Gomez Addition, Wichita, Kansas and together with the south 49.5 feet of the Northwest Quarter of Section 7, Township 28, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying west of the west line of Lot 1, Schraft 3rd Addition, Wichita, Kansas and together with that part of the Southwest Quarter of Section 7, Township 28, Range 1 East of the 6th P.M., Sedgwick County, Kansas, lying north of a line 130 feet north of and parallel with the north right-of-way line of I-235 Highway as condemned in Case A-76777 and lying west of the west line of Lot 1, Schraft 3rd Addition Wichita, Kansas; generally located North of I-235 and east of Meridian (2322, 2422 W. 35th St. South) and triangle shaped tract located on the south side of 35th Street South, west of 2239 W. 35th Street.

**BACKGROUND:** The applicant is requesting LC Limited Commercial (“LC”) zoning for the 1.43-acre unplatted SF-5 Single-family Residential (“SF-5”) zoned site. The site is currently undeveloped. The site is located directly north of I-235 on the west side of South Meridian Avenue. The requested LC zoning would allow the applicant to extend existing LC zoning from the north and to market the site for commercial development.

The applicant also owns the LC zoned property directly west of the northern two lots included in this application. This property included in this rezone request is bisected by the existing 35<sup>th</sup> Street South right-of-way that is currently undeveloped. To bring the properties together into one lot, the applicant would have to vacate the existing right-of-way with a vacation request or replatting of the property.

The site is located across Meridian Avenue from the Meridian Outlet Mall Community Unit Plan (“CUP”) DP-138. That entire CUP is zoned LC, and is developed with both sit-down and drive-thru restaurants, a YMCA, a library and a fire station. The CUP also contains a couple undeveloped parcels which may be occupied with future commercial development. Property to the south of the subject site consists of a drainage canal and I-235. Property north of the subject site is zoned LC, and is currently undeveloped. The property abutting the east property line is zoned TF-3 Two-family Residential (“TF-3”) and SF-5, and is developed with single-family residences.

**CASE HISTORY:** The subject site is located in Lots 6 and 7 of the Hatcher-Gomez Addition, recorded on June 7, 1955, and the remaining area is currently unplatted.

**ADJACENT ZONING AND LAND USE:**

NORTH:	LC	Vacant
SOUTH:	I-235	Interstate
EAST:	SF-5 & TF-3	Residences
WEST:	LC	Fast Food Restaurant(s)

**PUBLIC SERVICES:** The site has access to South Meridian Avenue, a four-lane minor arterial, with 50 feet of half-street right-of-way. Average daily trips (ADT) along this section of Meridian Avenue are approximately 12,500 ADT. The site is also located directly north of I-235, a four-lane interstate

typically found in a large urban municipality. The requested LC zoning and the uses permitted in it would be classified as "local commercial" by the Guide. The "local commercial" category's uses are local in their customer base and include: commercial, office, personal services, medical, auto repair, grocery stores, florist shops, service stations, restaurants and, on a limited presence basis, mini-storage warehousing and small scale light manufacturing. However, the subject site is bordered to the north and west, across Meridian Avenue, by properties categorized as "local commercial" on the land use guide, and commercial and industrial uses are common at major intersections.

5. Impact of the proposed development on community facilities: Provided that drainage and traffic access policies are met, community facilities should not be impacted by the proposed development. Other usually provided municipal services are available or can be extended.

**DERRICK SLOCUM**, Planning Staff presented the Staff Report. He said DAB IV voted 7-0 to recommend that the request be approved.

**FOSTER** asked about the restrictions on the property to the north.

**SLOCUM** said the staff recommended and the Commission approved increases in the landscape requirements and restrictions on order boards and queuing lanes for that property.

**MARK SAVOY, AGENT FOR THE APPLICANT** said they are in agreement with staff comments and added that they will be vacating 35<sup>th</sup> Street to eliminate traffic congestion.

**MCKAY** asked if the area was located in the floodplain.

**SAVOY** responded, yes, this area was located in a FEMA flood zone.

**URSULA ROBERTSON, 12216 W. 35<sup>th</sup> STREET, SOUTH** said she lives on the northeast corner of St. Clair and 35<sup>th</sup> Street, South. She said she doesn't know how vacating the right-of-way concerns the amount of traffic. She mentioned current development in the area including a Wendy's, Village Inn, Taco Bell, and Subway and said she understands that you can't stop development and that some of it is good for the community. She mentioned that kids run across Meridian Street to the new YMCA and new Library and added that there was a crosswalk at 31<sup>st</sup> Street, but that kids won't go that far to cross the Street. She also mentioned the new Fire Station and how all these features create more traffic in the area, which is a safety concern. She said her second concern was the floodplain issue and added that she has to have FEMA insurance for her mortgage. She said adding more buildings and elevated construction and the water run off and water drainage in the area are concerns for area homeowners. She said the County came out and removed a stand of old trees, which did make the drainage area wider; however, it is shallower. She said she is concerned about water drainage north and south since every street drains down to 35<sup>th</sup> Street and even if it only rains two inches, they have water in their driveway.

**SAVOY** explained that by vacating 35<sup>th</sup> Street, the street will not extend through the area. He said they will meet City of Wichita Code requirements for floodplain locations including any run off requirements. He said that is all part of the planning process and they are willing to meet those requirements.

**TAPE 1, SIDE 2**

**MOTION:** To approve subject to staff recommendation.

**MCKAY** moved, **MITCHELL** seconded the motion, and it carried (12-0).

acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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3/6. **SUB2000-39** - One-step final plat of SCHRAFT 5<sup>TH</sup> ADDITION, located on the east side of Meridian, south of 34<sup>th</sup> Street South.

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**3/6. SUB2000-35** - One-Step final plat of ALLEN ESTATES ADDITION, located on the southwest corner of 117<sup>th</sup> Street North and Hydraulic.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Standard soil testing is required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. A Floodway reserve needs to be platted within the north half of Lot 2 to follow the existing drainage pattern. A revised drainage plan is required.
- D. County Engineering needs to comment on the access controls. The plat proposes 200 feet of complete access control from the intersection. MAPD recommends three joint openings. Three joint access easements shall be platted and established by separate instrument.
- E. The plat shall indicate the dedication of additional right-of-way. 75 feet of half street right-of-way is required within 250 feet from the intersection of the street centerlines, tapering to 50 feet of half street right-of-way at a distance of 350 feet.
- F. The plat's text shall specify that the contingent dedication of right-of-way will become effective upon the platting of an adjacent subdivision having a connecting street.
- G. The plat legend should reference "CM".
- H. The right-of-way width denoted east of Lot 1 needs to be revised to "50".
- I. The southeast section corner needs labeled as "SE".
- J. In accordance with the Zoning regulations, the building setback from County section line roads needs to be increased to 35 feet.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for County Commissioners consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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.

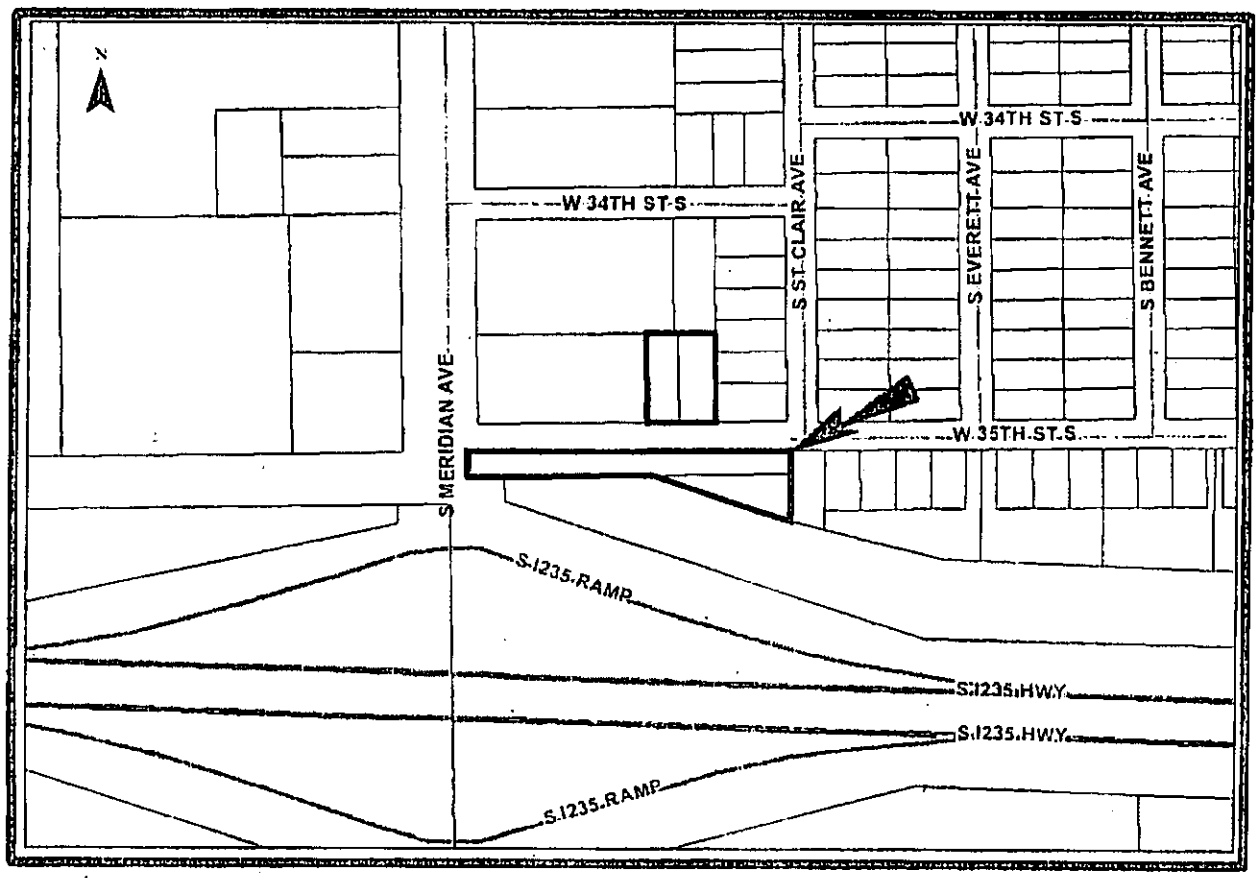
City of Wichita  
City Council Meeting  
January 6, 2009

**TO:** Mayor and City Council  
**SUBJECT:** ZON2008-00067 – City zone change from SF-5 Single-family Residential (“SF-5”) to LC General Commercial (“LC”) subject to a Protective Overlay; generally located north and east of South Meridian Avenue and I-235. (District IV)  
**INITIATED BY:** Metropolitan Area Planning Department *JLS*  
**AGENDA:** Planning (Consent)

**DAB IV Recommendation:** Approve, subject to staff recommendations, (7-0)

**MAPC Recommendation:** Approve, subject to platting within one year and the provisions of Protective Overlay #227, (12-0)

**MAPD Staff Recommendation:** Approve, with Protective Overlay #227



48-159

(An override of the Planning Commission's recommendation requires a two-thirds majority vote of the City Council on the first hearing.)