

STAFF REPORT
(Final Plat, Preliminary Plat Approved 1/28/10)

CASE NUMBER: SUB 2009-85 -- SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION

OWNER/APPLICANT: Colleen M. Basil, 5 Honeybrook Dr., Princeton, NJ 08540; (Contract Purchaser)
City of Wichita, 455 N. Main, Wichita, KS 67202

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

AGENT: Don Burford, 4911 S. Meridian, Wichita, KS 67217

LOCATION: East side of Meridian, North of 47th St. South

SITE SIZE: .496 acres

NUMBER OF LOTS

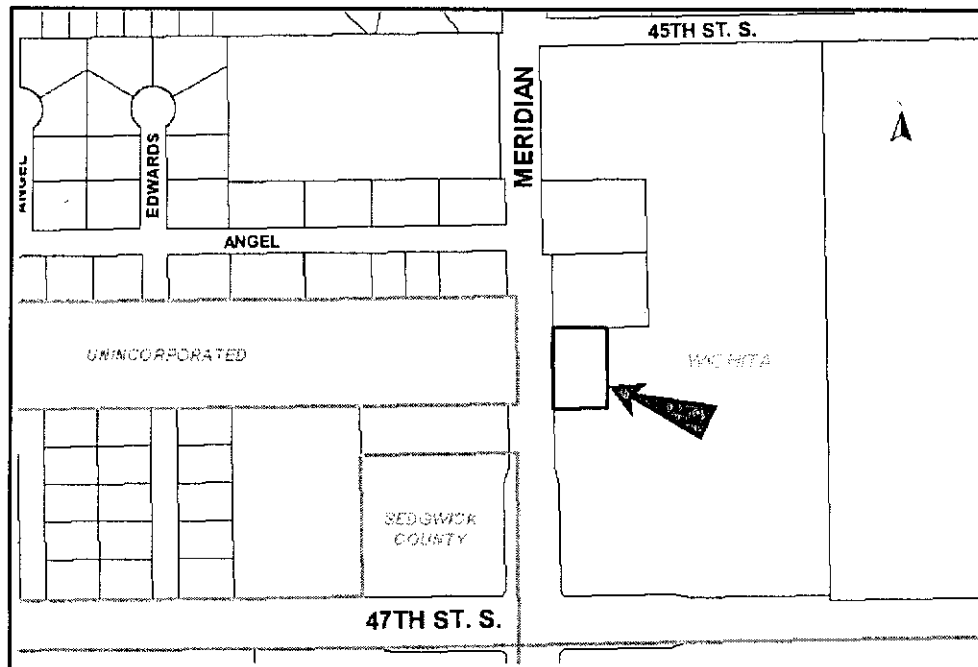
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 21,605 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2009-85 -- Final Plat of SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION
March 11, 2010 - Page 2

NOTE: This is an unplatted site located within the City. A Conditional Use (CON 2009-38) for a Major Utility has been approved subject to platting.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 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 is available. Sewer is not available and will not be required due to the use of the building.
- 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 applicant's drainage plan.
- D. Additional right-of-way along Meridian has been platted as requested by Traffic Engineering.
- E. Access control has been approved by Traffic Engineering.
- F. The applicant is advised that the truck unloading area as denoted on the site plan may require a minor street privilege permit at the time of development.
- G. 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.
- 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.
- I. County Surveying requests a dimension on the 25-foot building setback.
- J. The correct plat name needs to be denoted on the surveyor's certificate.
- K. 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. 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.
- O. 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.
- P. 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

SUB 2009-85 -- Final Plat of SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION
March 11, 2010 - Page 3

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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. 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.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2009-85 -- SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION

OWNER/APPLICANT: Colleen M. Basil, 5 Honeybrook Dr., Princeton, NJ 08540; (Contract Purchaser) City of Wichita, 455 N. Main, Wichita, KS 67202

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

AGENT: Don Burford, 4911 S. Meridian, Wichita, KS 67217

LOCATION: East side of Meridian, North of 47th St. South

SITE SIZE: .496 acres

NUMBER OF LOTS

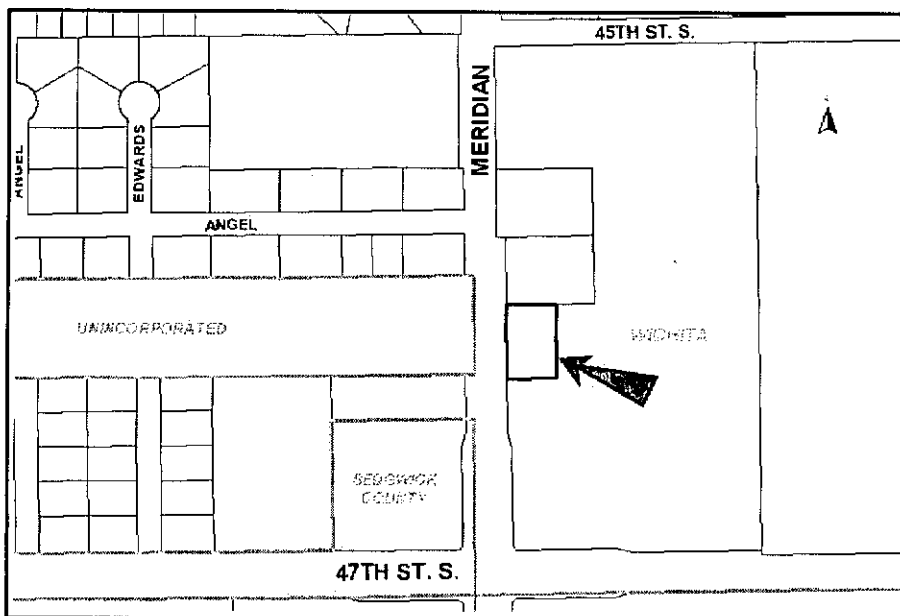
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 21,605 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



**SUB 2009-85 -- Preliminary Plat of SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION
January 28, 2009 - Page 2**

NOTE: This is an unplatted site located within the City. A Conditional Use (CON 2009-38) for a Major Utility has been approved subject to platting.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that water is available. Sewer is not available and will not be required due to the use of the building.
- 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 concept.
- D. Traffic Engineering has requested 10-foot additional right-of-way along Meridian. The Access Management Regulations requires a 60-foot half-street right-of-way width along urban arterials. On the final plat, the platator's text shall note the dedication of the streets to and for the use of the public.
- E. Access control needs to be platted along Meridian. The final plat shall reference the dedication of access controls in the platator's text.
- 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 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. The platator'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.
- I. 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.)
- J. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- K. 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.
- L. 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.
- M. 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

SUB 2009-85 -- Preliminary Plat of SOUTH MERIDIAN ODOR CONTROL FACILITY ADDITION
January 28, 2009 - Page 3

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.

- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. 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.