

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00018 – REPLAT OF HOLLAND COMMERCIAL ADDITION

OWNER/APPLICANT: Holland Ventures, LLC, Attn: George Dimitroploules, 1255 South Tyler Road, Wichita, KS 67209

SURVEYOR/AGENT: Poe and Associates, Inc., 5940 East Central, Suite 200, Wichita, KS 67208

LOCATION: Northwest corner of Kellogg and Tyler (District V)

SITE SIZE: 11.5 acres

NUMBER OF LOTS

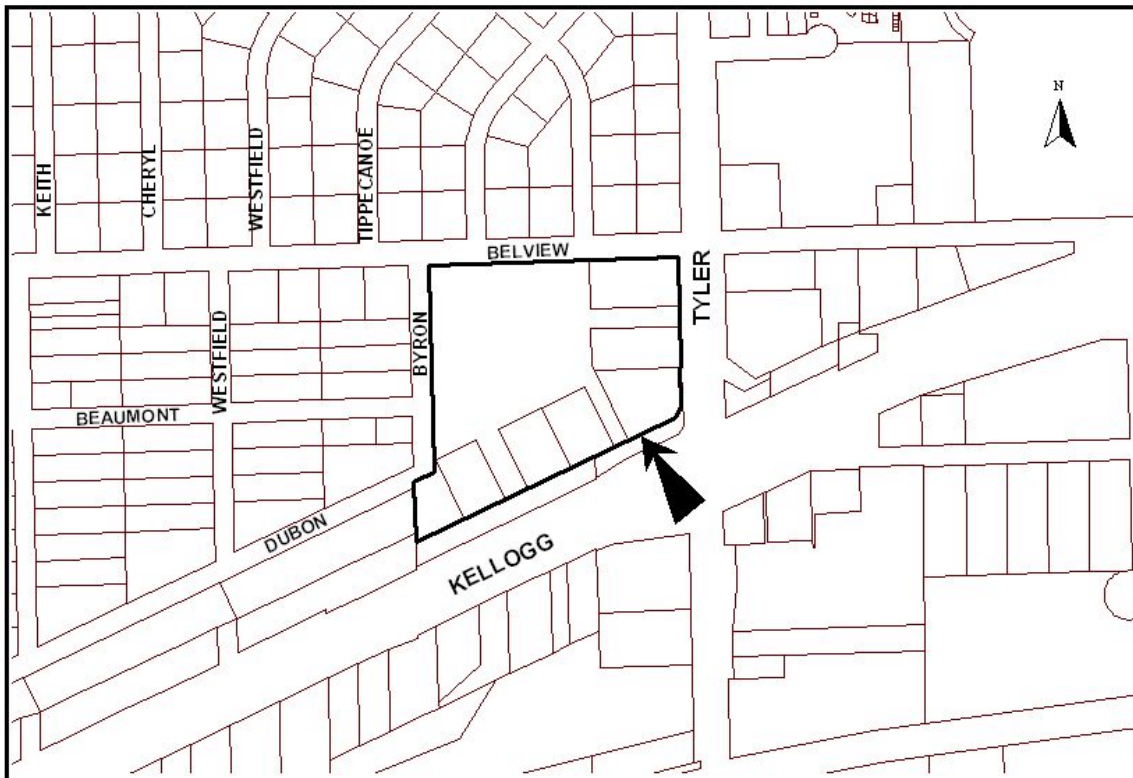
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 26,136 square feet

CURRENT ZONING: GC General Commercial

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of the Holland Commercial Addition to correct dimensional errors in regards to the plat boundaries adjoining Dubon Avenue and also to correct the legal description to reflect the portion of Dubon Avenue which was intended to be vacated with the original plat. The Holland Commercial Community Unit Plan (CUP 2003-52, DP-268) was also approved for this 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 Public Works and Utilities Department advises that the applicant needs to extend water (transmission and distribution) to serve Lots 2-5. Lots 1, 6-8 have access to water. Sewer is available to all lots. A guarantee for the sewer abandonment/relocation is required.
- 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 Storm Water Management needs a revised drainage plan.
- D. The access controls have not changed from those dedicated with the previous plat. The plat proposes complete access control along Byron Avenue, two openings along Kellogg and two openings along Tyler Road. Traffic Engineering has approved the access controls.
- E. County Surveying advises that the easements on Lots 1 through 8 need to be labeled.
- F. County Surveying advises of the following legal description changes: the bearing on the 4th line down needs changed to S89°44'37"W, the bearing on the 8th line down needs changed to S90°00'00"W, the bearing on the 10th line down of S31°01'50"W needs changed to S33°01'50"W and the bearing on the 4th line from bottom needs changed to N00°05'26"E.
- G. County Surveying advises that the benchmark is 5 miles from plat.
- H. The vicinity map needs to be corrected as Byron is shown on west side.
- I. The mortgagor certificate needs revised to reference "Replat of Holland Commercial Addition".
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- K. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the lots being platted.
- L. 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.
- M. 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 storm water.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.

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