

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-27 – MCDONALD’S 3RD ADDITION

OWNER/APPLICANT: McDonald’s Real Estate Company, 10801 Mastin Boulevard, Suite 400, Overland Park, KS 66210

SURVEYOR/AGENT: Ozark Civil Engineering, Inc., Attn: Richard L. Dayton, 1008 NW J Street, Suite C, Bentonville, AR 72712

LOCATION: East side of Broadway, South of 13th Street North (District VI)

SITE SIZE: 1.05 acres

NUMBER OF LOTS

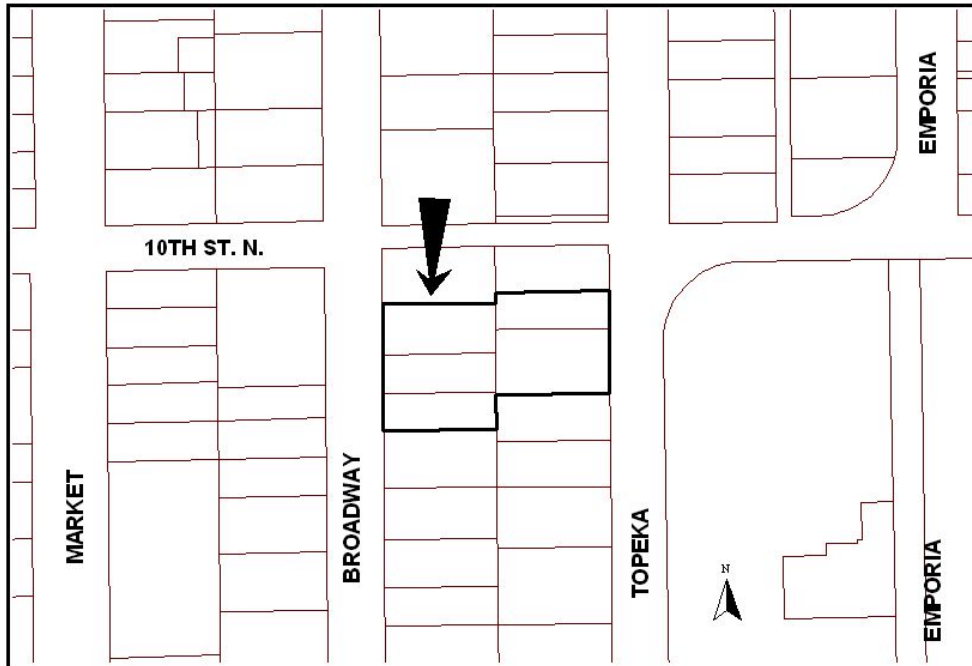
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 1.05 acres

CURRENT ZONING: LC Limited Commercial, B Multi-family

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of a portion of the Stone's Addition in addition to a vacated alley.

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 municipal services are available to serve the site.
- 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 Management needs to comment on the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes two access openings along both Broadway and Topeka.
- E. The plat's text shall include reference to "a lot and a block" in the owner's certificate.
- F. The vicinity map needs corrected to show the site between 9th and 10th Street.
- G. County Surveying advises that the right-of-way needs to be shown to the section line at 45 feet west of the west property line and the section line needs labeled.
- H. County Surveying advises that the centerline of Broadway at 37.5 feet needs labeled as "centerline".
- I. The reference to "Lot 1" in the owner's certificate should be removed.
- J. "Stormwater" shall be referenced as one word in the plat's text.
- K. 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.
- 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 storm water.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.

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- S. 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.
- T. 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.