

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

**CASE NUMBER:** SUB 2011-00026 – LORD’S DINER, S. HILLSIDE ADDITION

**OWNER/APPLICANT:** Catholic Diocese of Wichita, Attn: Bryan Coulter, 424 North Broadway, Wichita, KS 67202

**SURVEYOR/AGENT:** Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 North Main, Wichita, KS 67203

**LOCATION:** North of 31<sup>st</sup> Street South, West side of Hillside (District III)

**SITE SIZE:** 1.74 acres

**NUMBER OF LOTS**

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

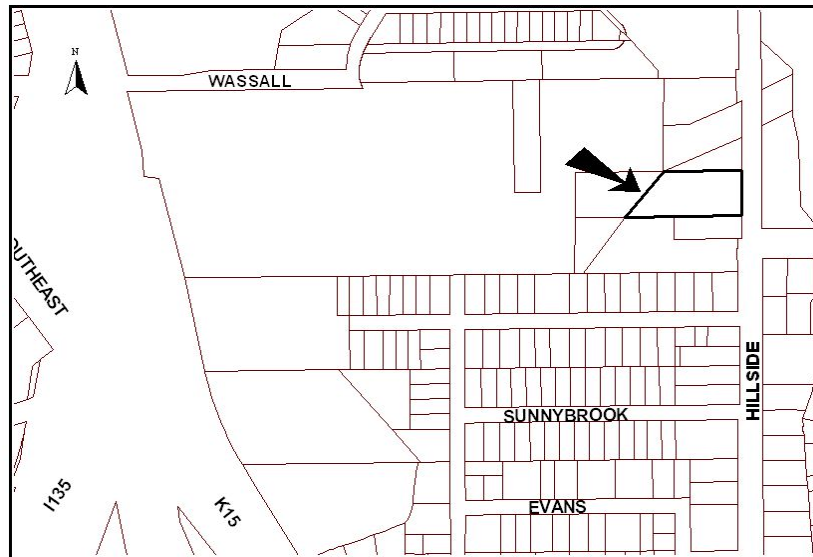
**MINIMUM LOT AREA:** 1.49 acres

**CURRENT ZONING:** LC Limited Commercial, SF-5 Single-family Residential

**PROPOSED ZONING:** LC, Limited Commercial

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**VICINITY MAP**



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**NOTE:** This is an unplatted site located within the City of Wichita. The applicant requests a zone change (ZON 2011-00019) from SF-5 Single-family Residential to LC Limited Commercial for the west portion of the 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. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. City of Wichita Public Works and Utilities Department advises that water and sewer services are available to serve the site.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Stormwater Management needs to comment on the drainage plan.
- E. The plat should be bounded by a bold line which does not include the right-of-way.
- F. Traffic Engineering has approved the access controls. The plat proposes one opening along Hillside.
- G. The drainage and access easement shall be relabeled as a "drainage and maintenance access easement" and referenced in the plat's text.
- H. The spelling of "stormwater" needs to be corrected in the plat's text.
- I. "'Lord's Diner'" needs to be referenced correctly in the title of the plat and in the plat's text.
- J. 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.
- 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 storm water.
- 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 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. 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.

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- S. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.