

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00049 – MIKE STEVEN MOTORS 2ND ADDITION

OWNER/APPLICANT: Nevets, Inc, Attn: Harold Johnson, P.O. Box 789762, Wichita, KS 67278

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, .E. Miller Engineering, 516 S. Market, Wichita, KS 67202

LOCATION: West of Rock Road, South side of Kellogg (District II)

SITE SIZE: 8.03 acres

NUMBER OF LOTS

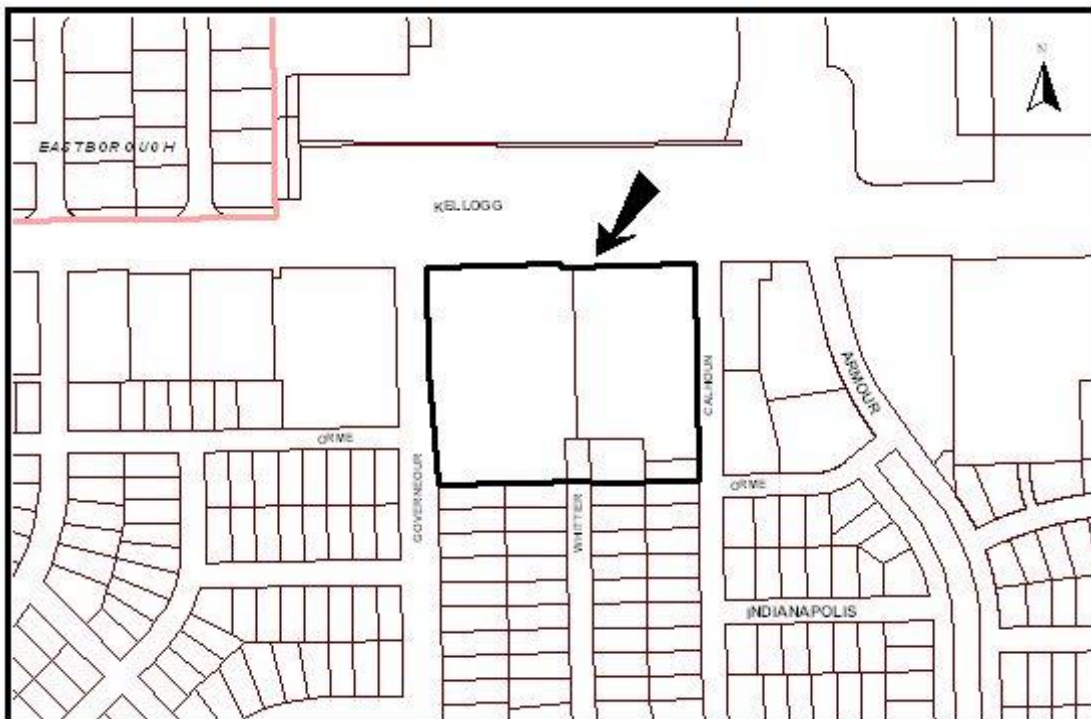
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 8.03 acres

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

PROPOSED ZONING: LC Limited Commercial, GC General Commercial

VICINITY MAP



SUB 2011-00049 -- One-Step Final Plat of MIKE STEVEN MOTORS 2ND ADDITION
November 9, 2011 - Page 2

NOTE: This is a replat of Mike Stevens Motors Addition to incorporate a portion of the Keys 2nd Addition. A portion of Whittier Road has also been vacated. A portion of the site has been approved for a zone change (ZON2011-00018) from SF-5 Single-Family Residential to LC Limited Commercial. This site is also subject to the Mike Steven Motors CUP (CUP2011-00017), DP-308).

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 water and sewer 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 status of the applicant's drainage plan.
- D. Traffic Engineering has approved the access controls. The plat proposes one opening along both Gouverneur Road and Kellogg Drive and three openings along Calhoun Drive.
- E. Since the vacation of Whittier Road has created a dead end to the south, a guarantee shall be submitted for the paving of the proposed turnaround. A guarantee is also required for the closure of the street return along the site's frontage to Whittier Road.
- F. City Fire Department has approved the turnaround dimensions for Whittier Road.
- G. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. 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.
- I. 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.
- J. 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.
- K. 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.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- N. 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.
- O. 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 Stormwater Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within

SUB 2011-00049 -- One-Step Final Plat of MIKE STEVEN MOTORS 2ND ADDITION
November 9, 2011 - Page 3

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.

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