

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2011-00041 – LAMPTON BROTHERS 2ND ADDITION

OWNER/APPLICANT: Lampton Brothers Investments, Inc., Attn: Doug Lampton, 601 North Washington, Wichita, KS 67214

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

LOCATION: North side of Central, East of Broadway (District VI)

SITE SIZE: 7.29 acres

NUMBER OF LOTS

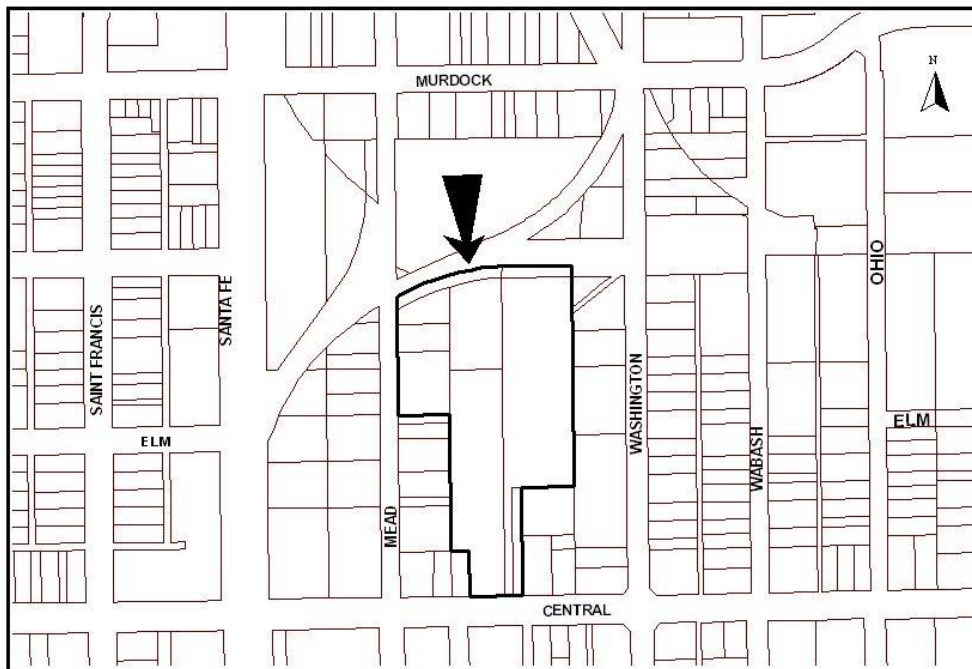
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 7.29 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Lampton Brothers Addition and portions of the Throckmorton's Addition and Hiltons Addition.

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 drainage concept. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- D. In the legal description "Lampton Brothers Addition" needs changed to "Lampton Brothers 2nd Addition."
- E. In the legal description, Lot 13 needs added in the Throckmorton's Addition.
- F. The legal description needs corrected to include Lot 1, Block 1, and Reserve A, Lampton Brothers Addition, an Addition to Wichita, Kansas.
- G. The standard language regarding vacation statutes need to be referenced (K.S.A. 12-512(b)).
- H. In accordance with the Subdivision Regulations, the plat shall denote 150 feet of complete access control dedicated along Mead from the centerline of the nearest railroad track.
- I. Traffic Engineering has approved access controls. The plat proposes one opening along Central. On the final plat, the platlor's text shall note the dedication of the streets to and for the use of the public.
- J. Since the vacation of the street has created an off-site stub to the east, the Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the remaining segment of this street.
- K. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- L. The spelling of "Hilton's Addition" needs to be consistent in the platlor's text and on the face of the plat.
- M. 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.
- N. The platlor'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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.
- R. 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.

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