

**STAFF REPORT**  
(One-Step Final Plat, Deferred 6/2/11)

**CASE NUMBER:** SUB 2011-00027 – MCDONALD'S 3<sup>RD</sup> 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 13<sup>th</sup> Street North (District VI)

**SITE SIZE:** 1.05 acres

**NUMBER OF LOTS**

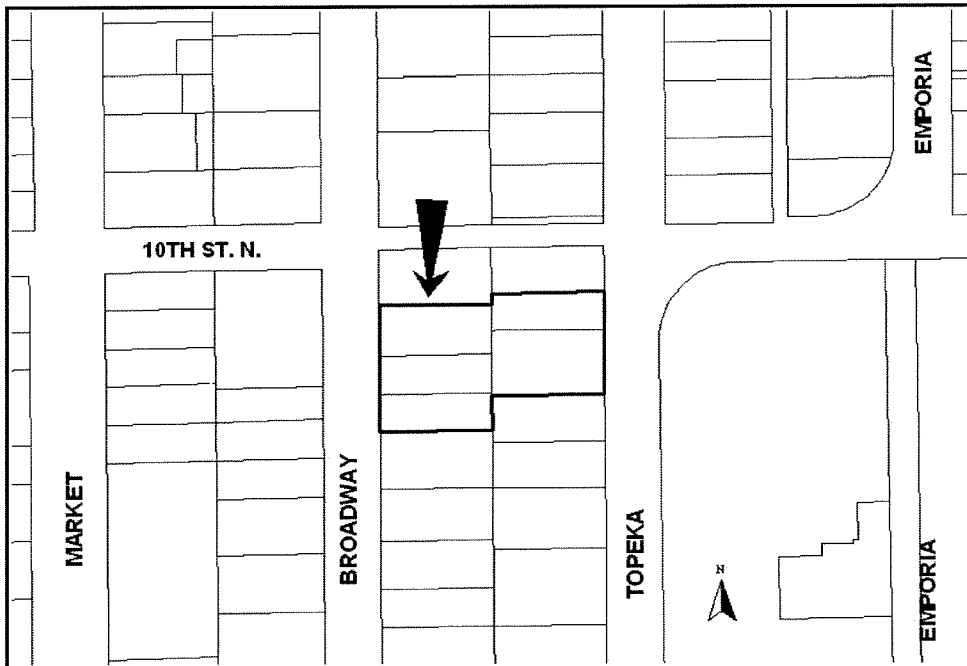
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 1.05 acres

**CURRENT ZONING:** LC Limited Commercial, B Multi-family

**PROPOSED ZONING:** Same

**VICINITY MAP**



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

**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 has approved the 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 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.
- F. 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.)
- G. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- H. Prior to development of the plat, the applicant is advised of the necessity 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 tentative mailbox locations.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. 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.