

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00057 – FRENCH QUARTER ADDITION

OWNER/APPLICANT: Ross Parkway Apartments II LLC, Attn: Rob Snyder, 3620 East Sunnybrook, Wichita, KS 67210; (Contract purchaser) Mennonite Housing Rehabilitation Services, Inc., Attn: Andrew Bias, 2145 North Topeka, Wichita, KS 67214

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: North of 13th Street North, east of Hydraulic (District I)

SITE SIZE: 4.16 acres

NUMBER OF LOTS

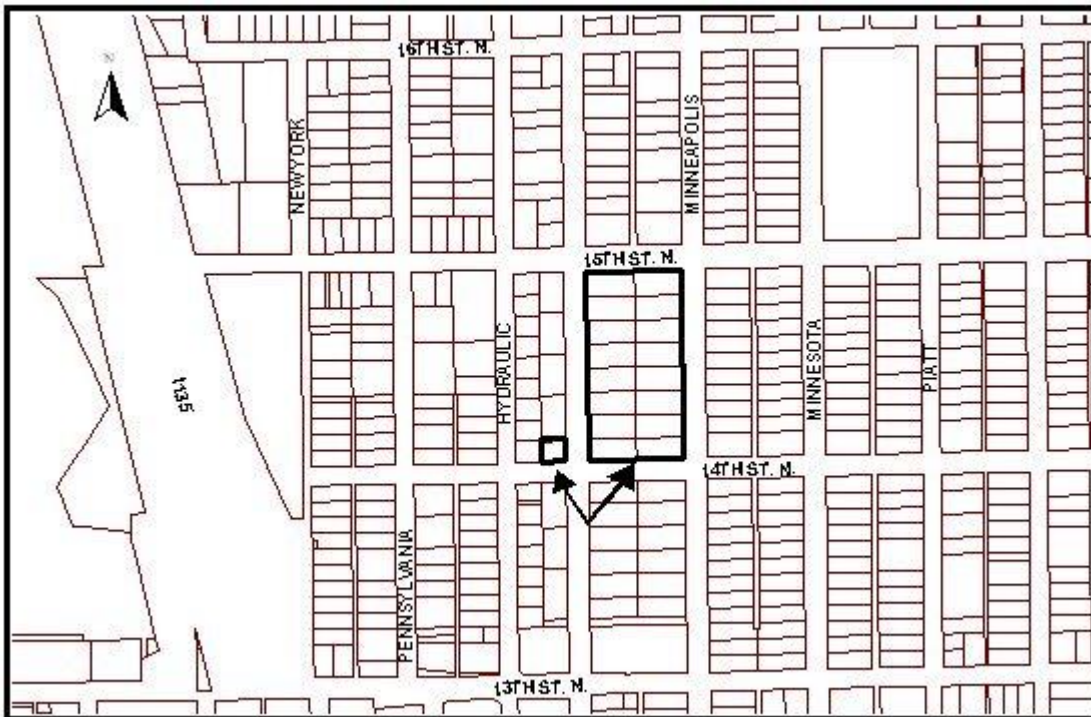
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 5,334 square feet

CURRENT ZONING: B Multi-family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of a portion of the Ohio 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 all lots being platted.
- 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 plan.
- D. Traffic Engineering has requested a guarantee for the closure of any driveway openings along Kansas and Minneapolis in accordance with the site plan. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- E. In the surveyor's certificate, the reference to "K.S.A. 12-512(b)" should read "K.S.A. 12-512b."
- F. The year "2012" needs to replace "2011" within the signature blocks.
- G. The Applicant has platted a 5-foot building setback along both 14th Street North and 15th Street North which represents an adjustment of the Zoning Code standards which require a 20-foot front yard setback and 15-foot rear yard setback for the B district. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- H. 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.
- I. 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.
- J. 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.)
- K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. 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.
- Q. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the

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final plat in digital format in AutoCAD. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl (e-mail address: nstrahl@wichita.gov).