

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

**CASE NUMBER:** SUB 2011-00058 – U-SAVE TIRE ADDITION

**OWNER/APPLICANT:** Triple J of Wichita, LLC, 2060 East Tulsa, Wichita KS 67216-2440; (Contract purchaser) Stan Swope, 3600 East 47<sup>th</sup> Street South, Wichita, KS 67210

**SURVEYOR/AGENT:** K.E. Miller Engineering, 516 S. Market, Wichita, KS 67202

**LOCATION:** East side of Clifton, North of 47<sup>th</sup> Street South (County District V)

**SITE SIZE:** 1.24 acres

**NUMBER OF LOTS**

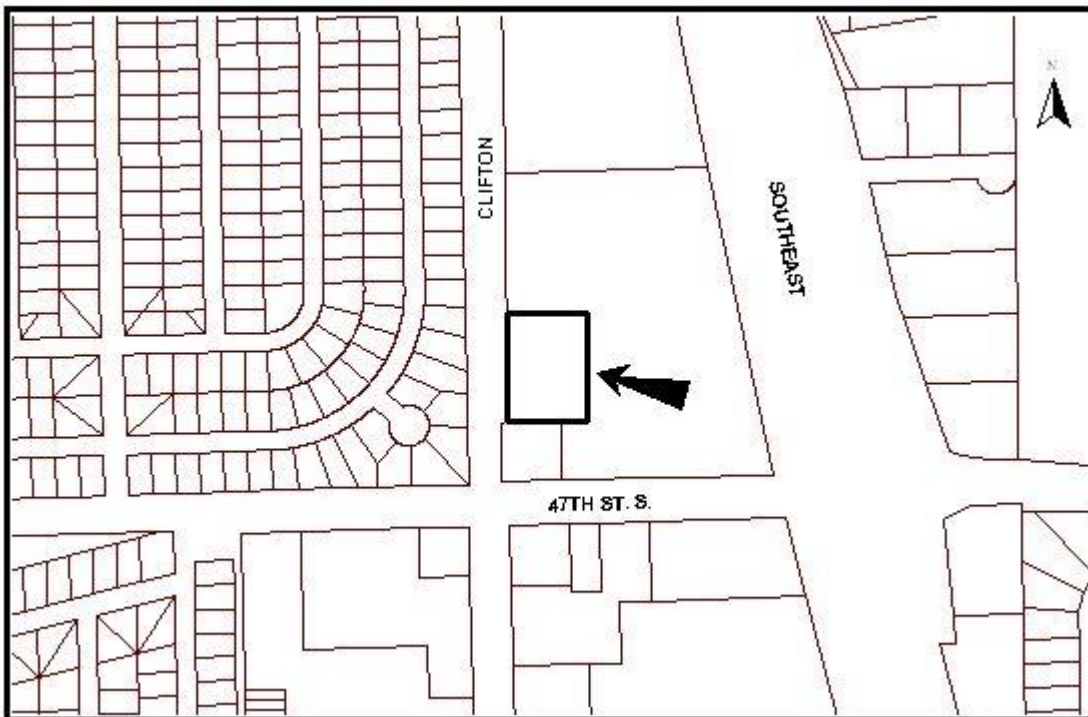
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

**MINIMUM LOT AREA:** 1.24 acres

**CURRENT ZONING:** LC Limited Commercial

**PROPOSED ZONING:** GC General Commercial

**VICINITY MAP**



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**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. The site has been approved for a zone change (ZON 2011-00030) from LC Limited Commercial to GC General Commercial with a Protective Overlay addressing outdoor storage, screening and a landscape buffer.

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 is available. Sewer (lateral) will need to be extended to serve the lot. An outside-the-city agreement shall be provided.
- 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. County Engineering needs to comment on the drainage plan.
- D. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code.
- E. County Surveying advises that section corner labels need to be corrected.
- F. County Surveying advises that the plat should depict a transmission easement.
- G. County Surveying advises that the applicant should get approval from Westar to excavate the pond in the transmission easement.
- H. County Engineering advises that a utility easement is needed around the lot.
- I. The owner's certificate needs to be revised to reference the "conveyance of stormwater".
- J. In the surveyor's certificate, the reference to "K.S.A. 12-512(b)" should read "K.S.A. 12-512b."
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- N. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- O. 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.
- P. The Board of County Commissioners signature block should be revised to read "David M. Unruh, First District."
- Q. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- R. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- S. The year "2012" needs to replace "2011" within the signature blocks.
- T. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to

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submittal of this binder and any relevant conditions found by such a review.

- U. 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.)
- V. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. 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.
- BB. 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. 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](mailto:nstrahl@wichita.gov)).