

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2012-00007 – BRANDT COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: Thirteenth & Maize LLC, 3141 North Maize Road, Wichita, KS 67205-7385;
Rising Properties LLC, 140 North Chelmsford Court, Wichita, KS 67230-6913

SURVEYOR Savoy Company P.A., 433 South Hydraulic, Wichita, KS 67211

AGENT: Premier Civil Engineering, Attn: Matt Fogarty, 1155 Wentzville Parkway, Suite 103, Wentzville, MO 63385

LOCATION: Southwest corner of 13th Street North and Maize Road (District V)

SITE SIZE: 6.51 acres

NUMBER OF LOTS

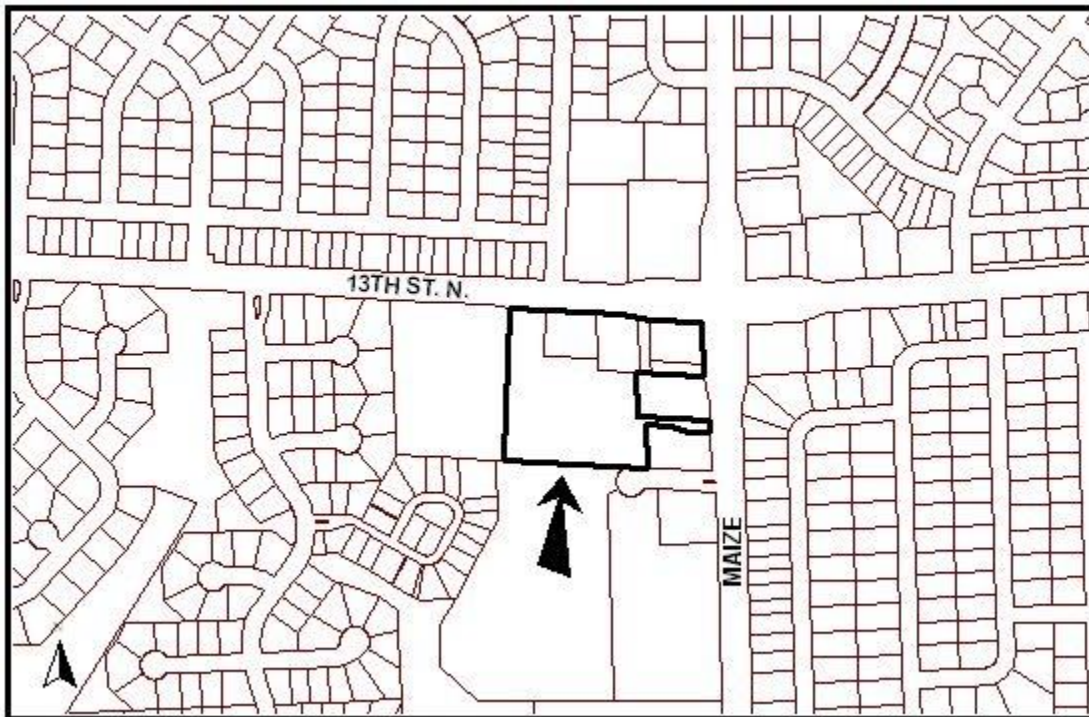
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 1.67 acres

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Brandt Commercial Addition. This site is contained within the Brandt Property CUP (DP-214).

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 Lots 1 and 2 have access to water and sewer services, but will have in-lieu-of-assessment fees (transmission and distribution) for water.
- 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 drainage plan.
- D. The utility easement along the south line of the plat, east of the wall easement needs dimensioned as "25 feet".
- E. County Surveying advises that in the legal description the bearing of S03°44'50"E needs corrected to S03°44'55E.
- F. County Surveying advises that a legend is needed with monuments and abbreviations.
- G. The spelling of "Community" needs corrected for the Community Unit Plan Note.
- H. Access controls have been platted in accordance with the original plat and the CUP approval. The plat proposes two access openings along Maize Road including one joint opening and two openings along 13th Street North. Dimensions are needed along all segments of access control.
- I. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. In the surveyor's certificate, the reference to "K.S.A. 12-512(b)" should read "K.S.A. 12-512b."
- K. The Applicant needs to request a CUP adjustment as the CUP parcel boundaries do not correspond with the area being platted.
- L. The wall easement shall be referenced in the plat's text.
- M. 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.
- N. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- O. The notary acknowledgment needs corrected to include the proper language.
- P. 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.
- Q. 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.
- R. 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.)
- S. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- T. 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.
- U. 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.

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- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. 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.
- Y. 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 Kathy Wilson (e-mail address: kwilson@wichita.gov).