

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION  
STAFF REPORT  
(One-Step Final Plat)

AGENDA ITEM NO. 8  
SEPTEMBER 29, 2005

CASE NUMBER: SUB 2005-105 -- EBERLY FARMS OFFICE PARK ADDITION

OWNER/APPLICANT: Samuel G. and Judith A. Eberly Living Trusts, 13131 W. 21st St. N.,  
Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS  
67211

LOCATION: East of 135th St. West, south side of 21st St. North

SITE SIZE: 13.77 acres

NUMBER OF LOTS

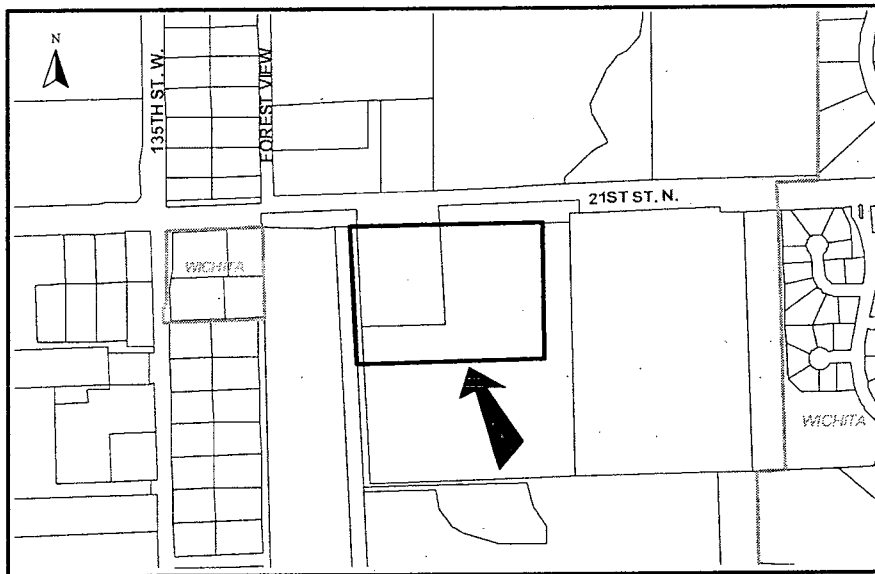
Residential:	
Office:	5
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 25,467 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



SUB 2005-105 -- One-Step Final Plat of EBERLY FARMS OFFICE PARK ADDITION

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**NOTE:** This site is located in the County within three miles of Wichita's boundary. The site has been approved for a zone change (ZON 2005-30) from SF-20, Single-Family Residential to GO, General Office. A Protective Overlay (P-O #161) was also approved for this site addressing uses. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. Fees in lieu of assessment regarding sewer main are needed.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan.  
*Minimum pads shall be 2-ft higher than base flood elevation.*
- D. **County Engineering** needs to comment on the access controls. The plat denotes one street opening along 21st St. North and complete access control along the remaining frontage. The final plat tracing shall reference the dedication of access controls to the "appropriate governing body". *The location of 21st Ct. violates access management standards and County Public Works recommends vacation of street right of way to the west of the plat. If right of way is not vacated, then complete access control is needed along west side of Lots 1 & 2, Block A, or a guarantee provided for paving of the street and left and right turn lanes into adjacent street.*
- E. **County Engineering** recommends extending cul-de-sac to south end of plat.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- H. The applicant shall guarantee the installation of the proposed street.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which 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.
- L. A PO Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PO and its special conditions for development on this property.

- M. GIS needs to comment on the plat's street names.
- N. 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.
- O. The platting 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.
- P. 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.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.
- T. 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 NPDES 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. 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.
- X. A compact disc (CD), 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 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.