

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3.

November 6, 1997

STAFF REPORT

(One-Step Final Plat-Deferred 10/23/97)

CASE NUMBER: S/D 97-74 EASTSIDE COMMUNITY CHURCH ADDITION

OWNER/APPLICANT: Eastside Community Limited Partnership,
9340 East Central, Wichita, KS 67206

SURVEYOR/ENGINEER: Young and Associates, 100 S. George, Derby, KS 67037

LOCATION: East side of Greenwich Road, South side of 21st St. North

SITE SIZE: 34 acres

NUMBER OF LOTS

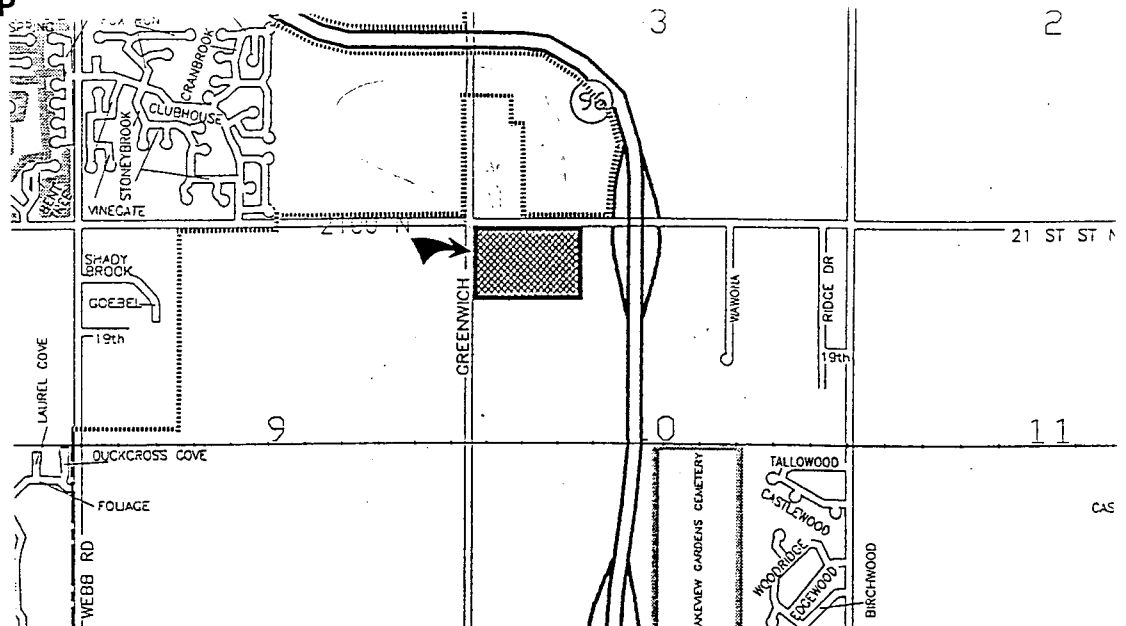
Residential:	2
Office:	
Commercial:	4
Industrial:	—
Total:	<u>6</u>

MINIMUM LOT AREA: 56,171 sq.ft.

CURRENT ZONING: SF-20, Single-Family
LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial
SF-6, Single-Family

VICINITY MAP



Note: This plat involves an associated zone change request. The applicant is requesting Lots 4 and 5 (currently zoned SF-20) be changed to LC, Limited Commercial; and that the property 270 feet south of Lots 2 and 3 (currently zoned LC) be changed to SF-6, Single-Family. The site is located within three miles of the City of Wichita and annexation has been requested. The site is located in an area designated as a "New Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. **City Engineering** needs to indicate the requirements for the extension of sanitary sewer and municipal water to this site and what guarantees need to be provided. *City Engineering has requested submission of a guarantee for extension of sanitary sewer. The 20-foot utility easement should be continuous between lots 3 and 4.*
- B. Depending on the above situation, the **County Health Department** needs to comment on the possible use of temporary on-site facilities for this site.
- C. **County Engineering** needs to comment on any traffic improvements that should be guaranteed by this plat for 21st Street North and Greenwich Road. *County Engineering has requested a right-turn lane into the site, applicant's participation in a petition for a left turn lane and possible participation in Greenwich Road improvements.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which 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.)
- F. 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.
- G. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can

be determined.

- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within thirty (30) days after approval by the City Council and/or county Commission.
- K. 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.
- L. **Traffic Engineering** needs to comment on the proposed access controls. The Subdivision regulations encourage shared access points for multiple lot commercial subdivisions (e.g. shared access between lots 2 and 3 and between Lots 4 and 5). **Traffic Engineering has recommended shared access points between lots 2 and 3 and between lots 4 and 5.**
- M. If annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- N. If annexation is completed prior to the plat's submittal for City Council review, the plat's text shall specifically note that the access controls as shown on the face of the plat are "being dedicated to the City of Wichita".
- O. The representatives from **City and/or County Engineering** should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, and are any drainage guarantees required with the platting of this property? **A drainage plan has not been approved.**
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- Q. For the reserve 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 reserve 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 a method similar to special assessments.
- R. The applicant needs to revise the legal description to accurately portray the land being platted. The distances and degrees on the drawing must be identical to those in the legal description.
- S. On the final plat tracing, the Chairperson of the MAPC should be amended to read Richard Lopez. The Chairman of the County Commissioners should be amended to read Thomas G. Winters.
- T. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.

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OCT 17 1997
CITY - ENGINEERING