

April 23, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-40 - FANTASEA SECOND ADDITION

OWNER/APPLICANT: TK Group, LLC, 128 S. Dellrose, Wichita, KS 67218

AGENT: Dan Cutter, CASCO Corp., 10877 Watson Road, St. Louis, MO 63127
Dale Ward, Esq., Hinkle, Eberhardt & Elkouri, 301 N. Main, Wichita, KS 67202

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: Southeast corner of K-96 and Woodlawn

SITE SIZE: 13.6 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	=
Total:	2

MINIMUM LOT AREA: 1.3 acres

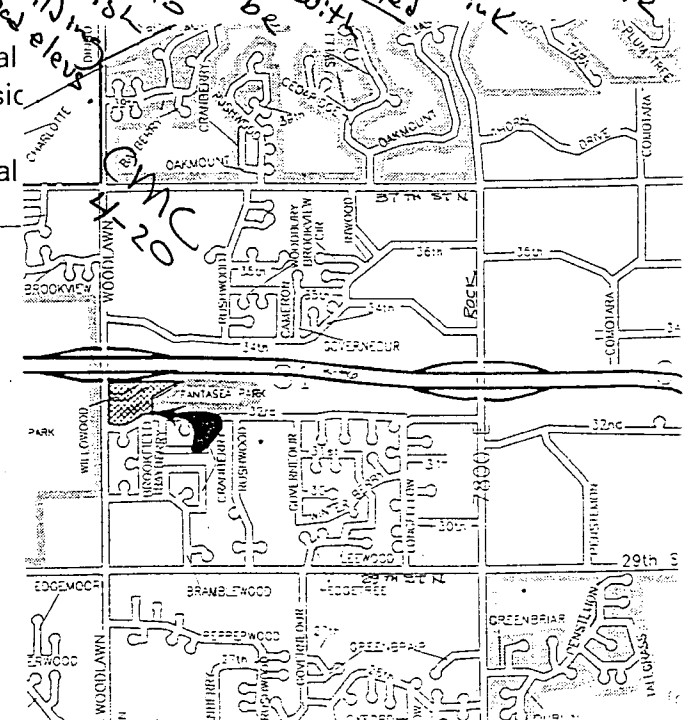
CURRENT ZONING: GC, General Commercial
SF-6, Single-Family Resic

PROPOSED ZONING: GC, General Commercial

VICINITY MAP

*Dainago del. J. Jackson /
seasements - who
will maintain?*

*Please watch drainage
on this site. All land west
of Woodlawn is in a designated
flood hazard area but study
stopped at Woodlawn. No LOMAP
done when K-96 changes
were made. I told Kirk
Miller that a detailed
analysis plan would be
needed to establish
building pad elevations.*



- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

the site. The platting binder shows that the First Park Investment Company as holding such a mortgage. If this mortgage has been released, documentation shall be submitted to MAPD; otherwise this party must be added as a signatory on the final plat tracing.

- I. In accordance with the CUP, guarantees for the following improvements shall be required:
 - 1) a third northbound deceleration lane from 32nd Street to K-96,
 - 2) a left-turn lane southbound to serve the major entrance to the CUP,
 - 3) signalization of the above entrance if and when the Traffic Engineer determines it is warranted,
 - 4) an improvement to 32nd Street at Woodlawn that will provide separate lanes for left- and right-turning vehicles, and
 - 5) a guarantee of up to \$10,000 toward any further "traffic calming" measures in 32nd Street that are approved and installed by the City between Rock and Woodlawn, if the Traffic Engineer determines that the traffic generated by development in this parcel is contributing significantly to traffic volume increases on 32nd Street.
- J. In accordance with the CUP, a cross-lot circulation agreement between the parcels and an assignment of responsibility for maintaining the landscaped berm area shall be required.
- K.** Traffic Engineering needs to comment on the need for the dedication of any additional right-of-way.
- L. The applicant is reminded that in accordance with the CUP, a landscape buffer is required along 32nd Street and Woodlawn.
- M. The dimension of the south line of Lot 2 should be revised to read 502.18 feet. The easterly portion of the south line of Lot 1 should be revised to read 131.53 feet.
- N. The note on the plat should be revised to reference "DP-95" on file with the "Metropolitan Area Planning Department".
- O. The dimension of the tie point should be revised to read, "NW corner of SW 1/4, 31-26S-2E".
- P. The legal description in the plattor's text needs to be revised to reference

Section 31, Township 26S, Range 2E

- Q. In accordance with the CUP, a wall easement shall be establishment along the plat's eastern line for future construction of a wall and landscaping.
- R. A CUP Certificate shall be submitted to MAPD for recording with the Register of Deeds prior to City Council consideration, identifying the approved CUP (referred as DP-95, Amendment #2) and its special conditions for development on this property.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- X. Perimeter closure computations shall be submitted with the final plat tracing.

Note: This plat consists of a replat of a portion of Lot 1 in the Fantasea Addition along with previously unplatted property on the south side of K-96. The previously unplatted portion of this site has been approved for a zone change (Z-3264) from SF-6 Single-Family Residential to GC, General Commercial. This site is also governed by the Fantasea Commercial Community Unit Plan (DP-95, Amendment #2), approved by City Council on March 24, 1998. The Office of Central Inspection has informed MAPD that permits will not be issued on the remaining portion of the Fantasea Addition without replatting. Therefore, the remainder of the CUP (the entire Fantasea Addition) is recommended to be included in this plat.

STAFF COMMENTS:

- A. City Engineering needs to verify if any guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan; and the need for a cross lot drainage agreement.
- D. The Office of Central Inspection has informed MAPD that permits will not be issued on the remaining portion of the Fantasea Addition without replatting. Therefore, the remainder of the CUP (the entire Fantasea Addition) is recommended to be included in this plat.
- E. The final plat tracing should be submitted with a revised name as the Fantasea II Addition currently exists.
- F. The CUP limited Lot 1 to two access openings along Woodlawn, and imposed complete access control along 32nd Street North - which is depicted on the plat. On the final plat tracing, 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. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- G. Lot 2 does not have direct access to a street. A cross-lot access agreement will need to be established by separate instrument to allow Lot 2 to have access to and from Woodlawn.
- H. The final plat tracing shall also be signed by any party holding a mortgage on

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