

March 2, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-17 WESLEY WEST ADDITION

OWNER/APPLICANT: HCA Health Services of Kansas, Inc., c/o Columbia/HCA, c/o Thomas W. Hulme, P. O. Box 550, Nashville, TN 37202-0550

OWNER: Socora Village Company, c/o Larry Chambers, 104 S. Broadway, Suite 200, Wichita, KS 67202-4165

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 13th Street North and east of Tyler Road

SITE SIZE: 41.46 ± Acres

NUMBER OF LOTS

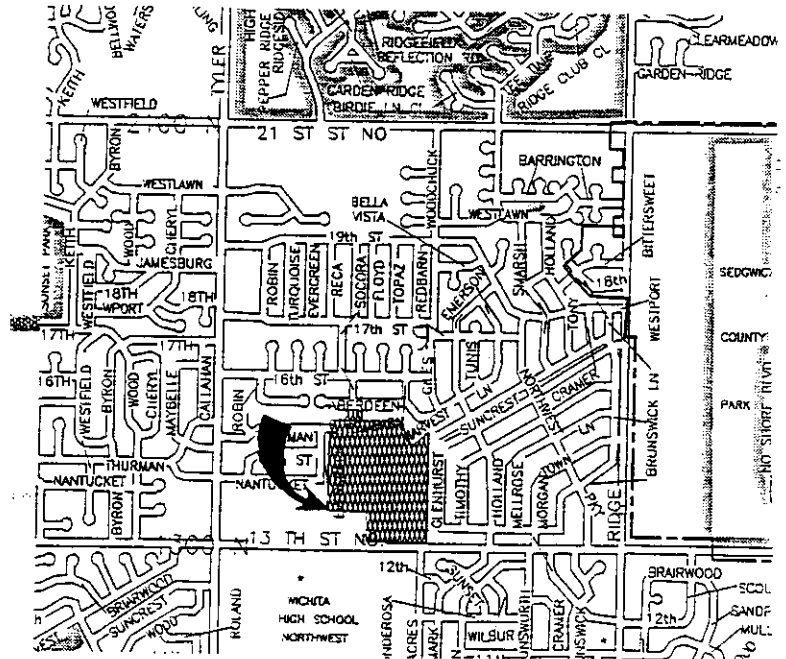
Residential:	3
Office:	
Commercial:	1 (Medical)
Industrial:	
Total:	4

MINIMUM LOT AREA: 7200 sq. ft.

CURRENT ZONING: "AA" & "BB"

PROPOSED ZONING: "AA", "BB", "B", & "LC" (Wesley West C.U.P., DP-217) (Z-3148)

VICINITY MAP:



NOTE: The applicant has indicated that the perimeter of this plat has accidentally excluded an area intending to be replatted as a portion of this site. Specifically, the street stub for Socora at the plat's northwest corner along with the two adjacent lots in the Socora Village were intended to be replatted so as to vacate the street stub and create potentially three (3) single family lots. In this manner, the street, building setbacks, etc. could be vacated by the replat rather than going through a separate vacation.

This site is also involved in a zone change (Z-3148) and a Community Unit Plan (DP-217). The zone change has been approved and involves a zone change from "AA" to "B" and "LC" zoning. This zoning will create a split zoning situation on this site which is not typically supported. However, the area of "LC" on this site was needed to technically allow for a health fitness type facility intended as part of the site's overall medical and health related development. That is, the other health type uses only required the "B" zoning, and consequently only a minimal area was included for "LC" zoning.

STAFF COMMENTS:

- A. The final plat may include the additional residential area adjacent to Socora at the northwest corner of this site. This area is being replatted, however, for residential uses and not as part of the medical uses intended for the major portion of the site, Lot 1.
- B. City Engineering needs to indicate if any guarantees for sanitary sewer or water are required for this plat.
- C. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North. Traffic Engineering should be prepared to indicate any additional traffic improvements required of this site.
- D. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- E. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat.

City Engineering also needs to indicate if Suncrest at the plat's northeast corner requires to be terminated, reconstructed, etc. due to this plat and consequently if any guarantees are needed for those purposes.

- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. Although various screening requirements exist for the east and west lines of this plat, easements (and in some cases existing utilities) are apparently only being provided along the adjacent properties and are only 8 or 10 feet in width. City Engineering needs to indicate what additional easements need to be provided for by this plat for especially existing sanitary sewer but also any planned lines.

- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. In regard to the drainage purpose of Reserve "A", City Engineering needs to indicate if the standard covenant is required in this case which allows the City to maintain the drainage use of the Reserve and charge any costs back to the property as a special assessment.
- J. The applicant shall submit a copy of the instrument which establishes the Phillips Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- In regard to the indicated setback, it should be clearly noted that this 25-foot setback is a pipeline setback. That is, in the event the pipeline easement is ever eradicated it needs to be clear to anyone looking at this plat in the future that the involved setback is not a platted setback and therefore does not involve a vacation procedure.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. To better locate the pipeline additional dimensions shall be indicated from the pipeline to the adjacent N.E. and S.W. corners of the plat.
- M. On the final plat, a note shall be provided on the face of the plat indicating that this site is subject to conditions of the Wesley West Community Unit Plan DP-217.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.)
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Fish and Wildlife, P. O. 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.

- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

April 20, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/2/95)

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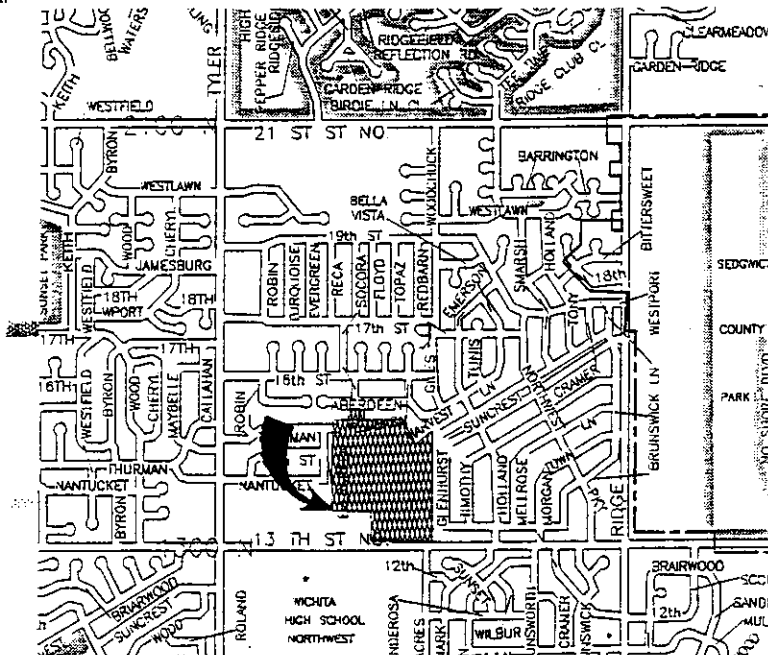
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NOTE: This site is involved in a zone change (Z-3148) and a Community Unit Plan (DP-217). The zone change has been approved and involves a zone change from "AA" to "B" and "LC" zoning. The zoning will create a split zoning situation on this site which is not typically supported. However, the area of "LC" on this site was needed to technically allow for a health fitness type facility intended as part of the site's overall medical and health related development. That is, the other health type uses only required the "B" zoning, and consequently only a minimal area was included for "LC" zoning.

STAFF COMMENTS:

- A. As indicated by City Engineering, guarantees shall be provided for the relocation of water lines, particularly in the area platted as residential lots.
- B. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North. Traffic Engineering should be prepared to indicate any additional traffic improvements required of this site.
- C. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- D. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat. As necessary, any needed improvements to properly terminate Suncrest shall also be guaranteed. City Engineering should be prepared to indicate any improvements needed particularly for Suncrest.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. City Engineering and the Utilities need to indicate if the easements being platted are adequate.
- G. In regard to the drainage purpose of Reserve "A", City Engineering needs to indicate if the standard covenant is required in this case which allows the City to maintain the drainage use of the Reserve and charge any costs back to the property as a special assessment.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. 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.)
- J. 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.

- K The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- L If the platting of this property results in the need to relocate any existing utilities, the applicant will need to make satisfactory arrangements with the utilities for any such relocations. Specifically KGE&E-Gas, KG&E-Electric and Southwestern Bell utility lines may require relocations.
- M Proof shall be provided that all applicable property taxes have been paid for this site. The platting binder presently indicates taxes for 1994 are still outstanding for this site.
- N On the final plat tracing, the Mayor' signature block shall be appropriately amended.
- O Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- P Recording of the plat within 30 days after approval by the City Council.
- Q The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.