

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-36 -- ALBERT FARM ADDITION

OWNER/APPLICANT: Winifred Mary Albert, et al, 916 N. Robin, Wichita, KS 67212

AGENT: Poe and Associates, Inc., Attn: Tim Austin, 5940 E. Central, Suite 200, Wichita, KS 67208

SURVEYOR/ENGINEER: Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

LOCATION: Southeast corner of Central and 151st St. West

SITE SIZE: 17.8 acres

NUMBER OF LOTS

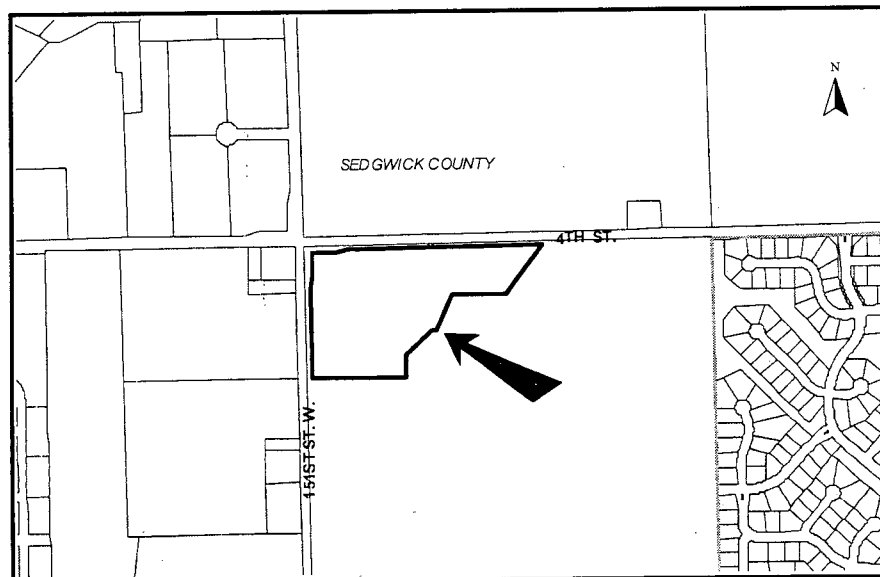
Residential:	1
Office:	
Commercial:	10
Industrial:	
Total:	<u>11</u>

MINIMUM LOT AREA: 34,848 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial, NR, Neighborhood Retail, NO, Neighborhood Office, SF-5, Single-Family Residential

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2001-71) from SF-20, Single-Family Residential to LC, Limited Commercial, NR, Neighborhood Retail, NO, Neighborhood Office, and SF-5, Single-Family Residential. The Albert Farm Community Unit Plan (CUP 2001-44, DP-257) was also approved for this site. 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.
- 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. *A drainage plan and flood study are needed. Additional easements and minimum pads may be needed based on drainage plan. Applicant needs to remove existing terraces and show existing drainage structures on plat.*
- D. In accordance with the CUP approval, the applicant shall guarantee the following transportation improvements:
 - 1. A raised median on Central from the intersection to the second entrance, and a center left-turn lane on Central between the first and third entrances;
 - 2. A raised median on 151st Street from the intersection to south of the first entrance, and a center left-turn lane on 151st Street West between the first and second entrances;
 - 3. A continuous accel/decel lane with a beginning taper from the southern property line on 151st Street West extending along the property and tapering after the easternmost drive on Central;
 - 4. Proportionate share of paving (as a permanent improvement) of Central and 151st Street West to arterial standards;
 - 5. 25 percent of the cost of signalization of the intersection of when warranted (this is based on the expectation that this development will generate approximately half of the commercial traffic at this intersection, and the total commercial traffic will be approximately half of the total daily traffic on the two arterials).
- E. **County Engineering** has requested the major street right-of-way indicated on the plat be adjusted along both arterials. The Access Management Regulations requires a major street intersection to include a 75-ft half-street right-of-way measured 250 feet from the centerline of the intersecting arterials and a tapered length of 100 feet. An additional 25-ft x 25-ft corner clip is needed at the intersection.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes four access openings along Central, including three joint openings, and two joint openings along 151st St West. *The westernmost opening along Central needs to be a joint opening between Lots 5 and 6.*

- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. The Applicant should contact MAPD regarding the need for a CUP adjustment as the right-of-way denoted on the CUP does not correspond with the right-of-way being platted, and the requested access controls on the plat do not correspond with those imposed by the CUP. In addition, provision 11 of the CUP should read "...in accordance with the appropriate fire code."
- J. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- K. 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."
- L. The final plat tracing shall state in the plattor's text the ownership and maintenance responsibilities of the proposed reserve.
- M. 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.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- O. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Albert Farm Community Unit Plan (CUP 2001-44, DP-257).
- P. The wall easement shall be referenced in the plattor's text.
- Q. 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.
- R. "Lots, a Block and a Reserve" shall be referenced in the plattor's text.
- S. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- T. The plattor'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.

- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.