

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-133 -- ASHLEY TOWNE CENTRE ADDITION

OWNER/APPLICANT: Norma J. Hecox Rev. Trust, 63 Fairway, Bella Vista, AR 72714;
Christine M. Imel, 10125 E. Funston Ct., Wichita, KS 67207;
(contract purchaser) Target Corporation, 1000 Nicollet Mall,
Minneapolis, MN 55403

SURVEYOR/ENGINEER: Kimley-Horn & Assoc, 950 17th St., Ste 1050, Denver, CO 80202;
Shafer, Kline & Warren, Inc., 11100 W. 91st St., Overland Park, KS
66214

LOCATION: South side of Maple, West of Ridge

SITE SIZE: 19.3 Acres

NUMBER OF LOTS

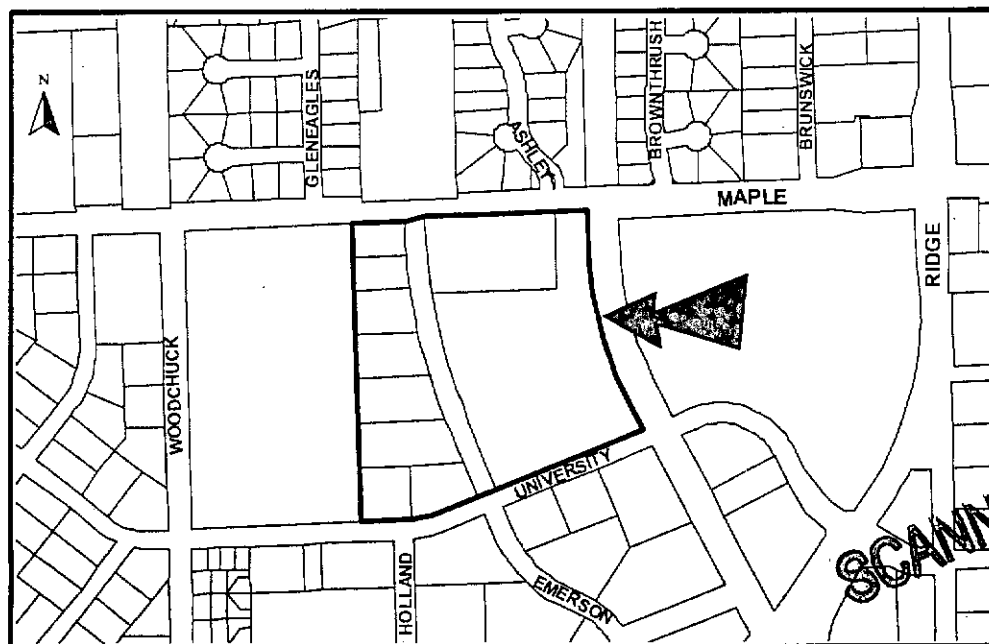
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 39,745 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; B, Multi-Family Residential; GO,
General Office

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SCANNED

NOTE: This is a replat of Ridge Plaza 5th Addition in addition to unplatted property. A zone change from SF-5, Single-Family Residential, B, Multi-Family and GO, General Office to LC, Limited Commercial has been approved for the site subject to platting. The Ashley Park Towne Centre Community Unit Plan (CUP 2003-56, DP-270) was also approved for this site. The plat denotes the vacation of Holland Lane.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- B. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Traffic Engineering has requested petitions for left and right-turn lanes, traffic signalization at Maple Street across from Ashley Park and left turn lanes at the west entrance to Lot 2.*
- F. Traffic Engineering needs to comment on the access controls as denoted on the CUP. Two access openings are proposed along Maple. The plat shall denote access controls. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text stating that "All abutters rights of access to or from Maple Street over and across the north line of the Ashley Towne Centre Addition are hereby granted to the City of Wichita, provided however, that Lots 1 and 2, shall each have one opening, as indicated on the face of the plat."
- G. In accordance with the CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. Since this is a replat of the Ridge Plaza 5th Addition, Title Notes #4, 5 and 6 may be deleted.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Ashley Park Towne Centre Community Unit Plan (CUP 2003-56, DP-270).
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. 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.
- L. The MAPC signature block needs to reference "John L. Schlegel, Secretary" and "Ronald L. Marnell, Chair".

- M. Since this is a replat, the following language should be added to the plattors text, "Easements and other public reservations are hereby vacated to conform to those shown on the plat by virtue of KSA 12-512(b) amended. "
- 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 platlor'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.
- 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. 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 thirty (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.

SCANNED

- X. 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.