

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-07 -- CEDAR CREEK MARKETPLACE ADDITION

OWNER/APPLICANT: Kensington Gardens, LLC, 11500 E. 21st St., Wichita, KS 67206

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

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

SITE SIZE: 33.5 acres

NUMBER OF LOTS

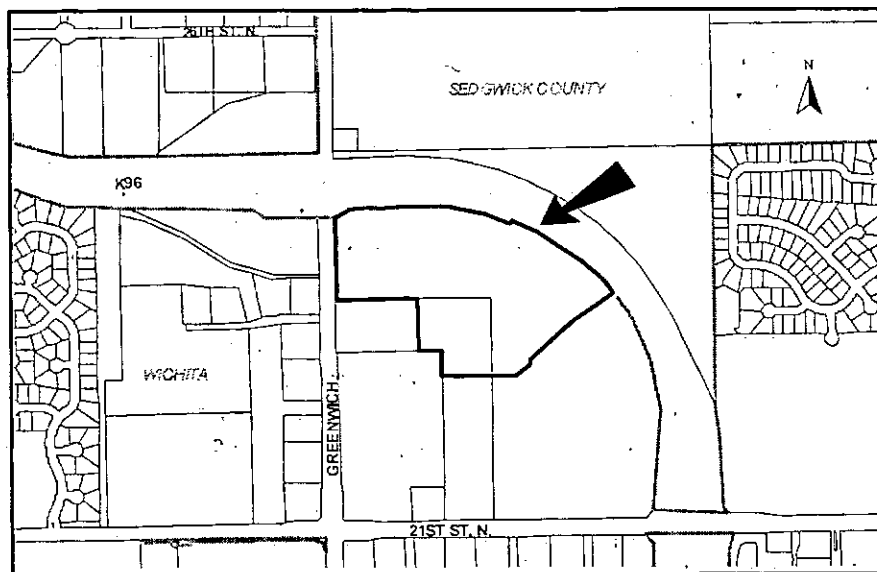
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.85 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of a portion of Lot 1 and Reserve A of the Kensington Gardens Addition. The site has been approved for a zone change (ZON 2005-49) from SF-5, Single-Family Residential to LC, Limited Commercial. The Cedar Creek Marketplace Community Unit Plan (CUP 2005-63, DP-291) was also approved for this site.

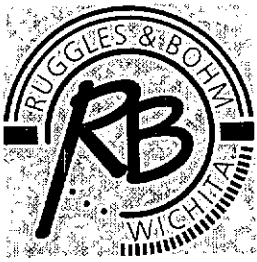
STAFF COMMENTS:

- 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. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. If any drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. In accordance with the CUP approval, the following transportation improvements are required:
 - 1. The applicant shall guarantee a center left-turn lane at the entrance on Greenwich Road at time of platting.
 - 2. The applicant shall guarantee proportionate share of traffic signalization for the entrance at the time of platting.
- F. The plat proposes one major opening along Greenwich Road. Complete access control to Greenwich Road is required per 2/24/99 agreement with KDOT.
- G. Cross-lot access agreements are required.
- H. The final plat tracing shall state in the plat's text the ownership and maintenance responsibilities of the proposed reserve.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- K. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- L. 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.

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- M. 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.
- N. In the title block "Addition" needs to be added.
- O. 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.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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.

- Y. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



Ruggles & Bohm, P.A.

Engineering, Surveying, Land Planning
924 N. Main
Wichita, Kansas 67203

Date: Wednesday, February 08, 2006

MEMO

To: Scott Lindebak
City of Wichita
455 N. Main
Wichita, KS 67202

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Alex M. Lane, P.E.

Purpose:

- Approval
- Review & comment
- Use
- Other : _____
- Distribution
- Information
- Record

Project: Cedar Creek Marketplace

Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: _____
- Change Order
- Shop Drawings
- Other: _____

RB Project No.: 2728E

Other Project Reference No.: _____

Copies	Description
1	Drainage Plan

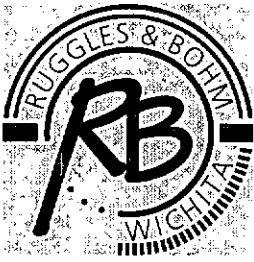
Remarks: _____

Copies to: _____

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed



Ruggles & Bohm, P.A

Engineering, Surveying, Land Planning
924 N. Main
Wichita, Kansas 67203

Date: Thursday, January 26, 2006

MEMO

To: Scott Lindebak, P.E.
City of Wichita
455 N. Main
Wichita, KS 67202

Description:

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Signed 

If Enclosures are not as noted above, please inform us immediately
Phone (316) 264-8008 Fax (316) 264-4621