

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-77 -- THE COLLECTIVE ADDITION

OWNER/APPLICANT: Ralph A. Lanzrath Revocable Trust, 1857 Wawona, Wichita, KS 67206

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

LOCATION: Southeast corner of K-96 and 21st St. North

SITE SIZE: 15 Acres

NUMBER OF LOTS

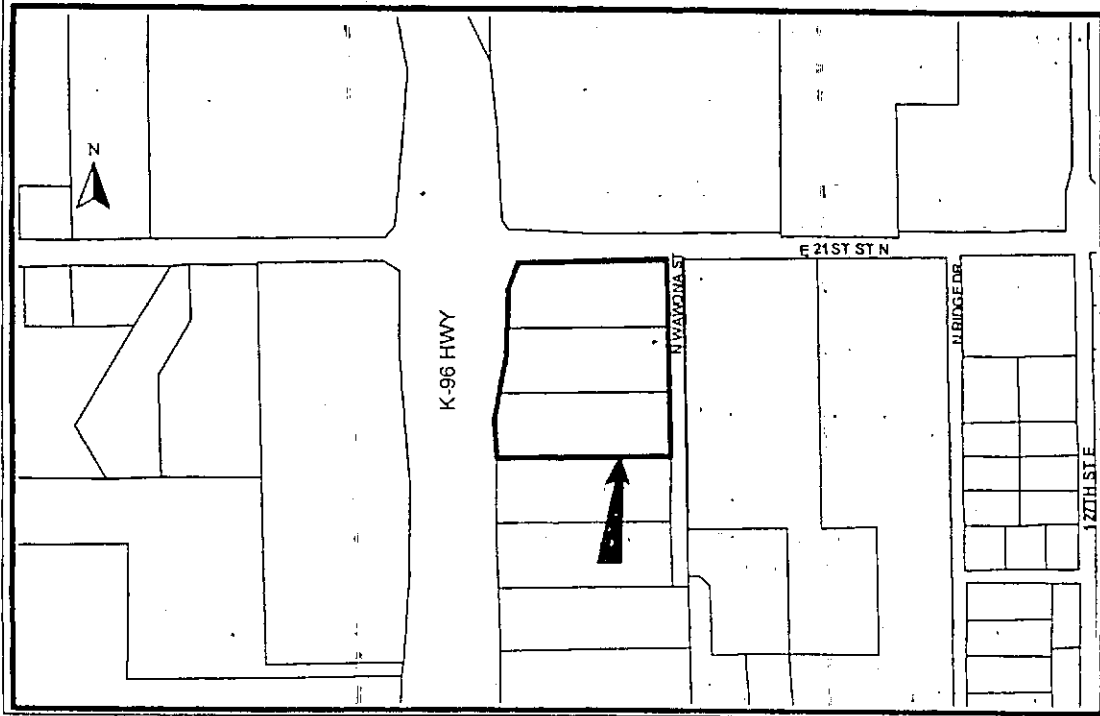
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 1.04 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: The site has been approved for a zone change (ZON 2001- 24) from SF-5, Single-Family Residential to LC, Limited Commercial. A Community Unit Plan (CUP 2001-15, DP-256) was also approved for this site.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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. In accordance with the CUP approval, transportation improvements are required (decel lane on 21st St., westbound left-turn storage lane on 21st St., left-turn lane along Wawona).
- E. In accordance with the CUP approval, the plat proposes one access opening, a private street, along both 21st St. And Wawona. A name shall be designated for the private street.
- F. 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.
- G. For those reserves being platted for private street and drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the 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.
- H. The 20-ft utility easement denoted along the northern property line on the CUP drawing has not been reflected on the plat.
- I. The blocks need to be renumbered as 1 and 2.
- J. The plattor's text shall be corrected to reference "blocks".
- 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. In accordance with the Sidewalk Ordinance, as a commercial subdivision abutting a non-arterial street, a sidewalk shall be constructed along Wawona. A sidewalk Certificate shall be provided assuring sidewalks will be built concurrently with development.
- M. 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.

- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(One-Step Final Plat, Deferred 8/16/01)

CASE NUMBER: SUB 2001-77 -- THE COLLECTIVE ADDITION

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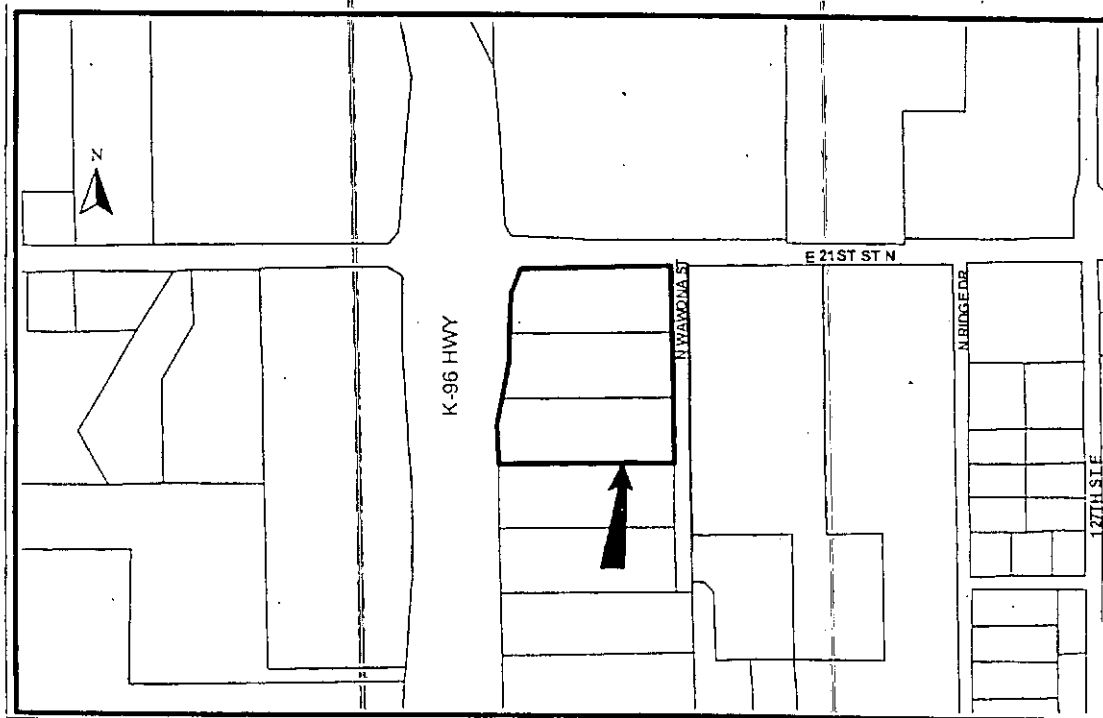
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NOTE: The site has been approved for a zone change (ZON 2001- 24) from SF-5, Single-Family Residential to LC, Limited Commercial. A Community Unit Plan (CUP 2001-15, DP-256) was also approved for this site. Lots 3 and 4 will be restricted to NR, Neighborhood Retail uses per the CUP.

STAFF COMMENTS:

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- 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. An off-site drainage easement will be needed.
- D. In accordance with the CUP approval, transportation improvements are required (decel lane on 21st St., westbound left-turn storage lane on 21st St., left-turn lane along Wawona).
- E. In accordance with the CUP approval, the plat proposes one access opening, a private street, along both 21st St. And Wawona. A name shall be designated for the private street.
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SUB 2001-77-- One-Step Final Plat of THE COLLECTIVE ADDITION
August 30, 2001 - Page 3

- N. 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.)
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FINAL BOUNDARY FOR THE COLLECTIVE

- 1 North: 19943.5236 East : 17461.4443
Line Course: S 89-51-48 E Length: 672.14'
- 2 North: 19941.9203 East : 18133.5811
Line Course: S 00-04-10 E Length: 885.00'
- 3 North: 19056.9178 East : 18134.6538
Line Course: N 89-51-48 W Length: 785.25'
- 4 North: 19058.7908 East : 17349.4034
Line Course: N 00-00-00 E Length: 175.11'
- 5 North: 19233.9008 East : 17349.4035
Line Course: N 11-43-04 E Length: 304.54'
- 6 North: 19532.0921 East : 17411.2517
Line Course: N 01-18-43 E Length: 300.63'
- 7 North: 19832.6417 East : 17418.1346
Line Course: N 21-20-07 E Length: 119.04'
- 1 North: 19943.5236 East : 17461.4443

Perimeter: 3241.71' Area: 655,591 sq.ft. 15.05 acres

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RECEIVED

NOV 14 2001

CITY CLERK OFFICE

MAIN
SANITARY SEWER PETITION

To the Mayor and City Council
Wichita, Kansas

Dear Council Members:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

THE COLLECTIVE
Lots 1 thru 5, Block 1

do hereby petition pursuant to the provisions of K.S.A. 1980 Supp. 12-6a01 et seq., as follows:

- (a) That there be constructed a main sanitary sewer to serve the area described above, according to plans and specifications to be furnished by the City Engineer of the City of Wichita, Kansas.
- (b) That the estimated and probable cost of the foregoing improvements being Twenty Seven Thousand One Hundred Seventeen Dollars (\$27,117.00), with 100 percent payable by the improvement district. Said estimated cost as above setforth is hereby increased at the pro rata rate of 1 percent per month from and after October 1, 2001.
- (c) That the land or area above described be constituted as an improvement district against which shall be assessed 100 percent of the total actual cost of the improvement for which the improvement district is liable.

If this improvement is abandoned, altered and/or constructed privately in part or whole that precludes building this improvement under the authority of this petition, any costs that the City of Wichita incurs shall be assessed to the property described above in accordance with the terms of the petition. In addition, if the improvement is abandoned at any state during the design and/or construction of the improvement or if it is necessary for the City of Wichita to redesign, repair or reconstruct the improvement after its initial design and/or construction because the design or construction does not meet the requirements of the City, then such costs associated with the redesign, repair or reconstruction of said improvement shall be assessed to the property described above in accordance with the terms of this petition.

- (d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be on a square foot basis:

*WEST OF
K-96, SOUTH
OF 21ST)
468-83370*

Part of Main 10, Four Mile Creek Sewer

The Area of Lots 1 thru 5 is as follows:

1 =	42,086 s.f.
2 =	83,997 s.f.
3 =	103,837 s.f.
4 =	150,553 s.f.
5 =	161,869 s.f.

THE COLLECTIVE
list

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

- 2. (a) It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K.S.A. 12-6a04.
- (b) Signatures on this petition are made with full knowledge and understanding that said signatures constitute a waiver of the limitations contained in K.S.A. 13-1013, which appear to limit the assessment for a lateral sewer to not more than one lateral sewer.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvements may be expeditiously completed and placed in use if and when such improvements are necessary to serve any building which may be constructed on the real property after the date on this petition.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
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THE COLLECTIVE

BLOCK 1
Lots 1 thru 5

RALPH A. LANZRATH REVOCABLE TRUST
Ralph A. Lanzrath, Co-Trustee 11-12-01
 Ralph A. Lanzrath, Co-Trustee

LEGAL DESCRIPTION

SIGNATURE

DATE

THE COLLECTIVE Continued

Mary K. Lanzrath, Co-Trustee 11-12-01
Mary K. Lanzrath, Co-Trustee

JELCO, L.L.C.

By:  10-31-01

J.V. Johnston, President