

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. _____

January 17, 2002

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: SUB 2001-130 - COLLEGE HILL SQUARE ADDITION

OWNER/APPLICANT: Starr Holdings, LLC, Attn: Steven R. Barrett, 150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of Central and Hillside

SITE SIZE: 7.6 Acres

NUMBER OF LOTS

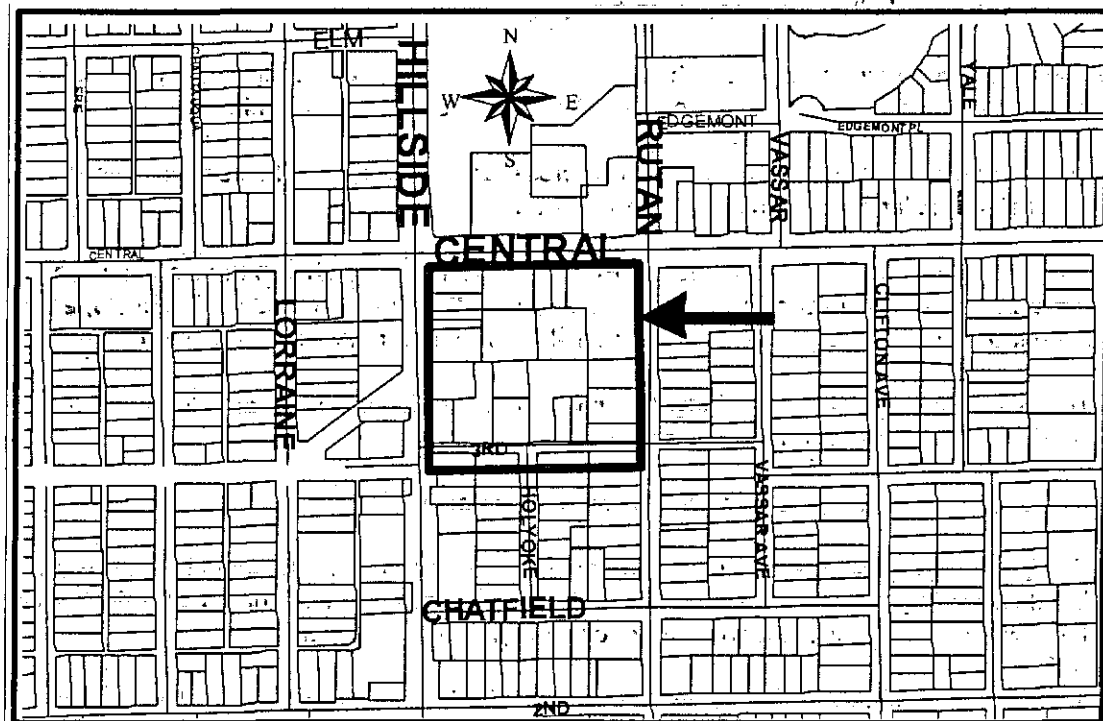
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

MINIMUM LOT AREA: 38,905 Square Feet

CURRENT ZONING: GC, General Commercial, B, Multi-Family Residential, TF-3, Two-Family Residential, GO, General Office, LC, Limited Commercial

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



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Note: This is a replat of lots in the Howard's Addition, First General Addition, Floral and Floral 2nd Additions which includes the vacation of Holyoke Avenue and Third St. The site has been approved for a zone change (PUD 2001-02) to Planned Unit Development for an office/commercial development.

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. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated unless the sewer line is relocated before the plat is recorded.
- 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. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets (e.g. left turn lane at Central and Rutan).
- F. Access controls have been platted in accordance with the PUD approval. The plat proposes two access openings along both Hillside and Central, and one opening along Rutan. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. In accordance with the PUD approval, full turning movements are permitted for the northernmost opening along Hillside until the southern opening on Lot 5 is constructed. Following the development of Lot 5, only right turns are permitted for the northern opening. Said language shall be referenced on the plat.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. In accordance with the PUD approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- X The opening along Hillside on the south line of the property shall permit cross-lot access for the benefit of the abutting property to the south, if and when said lot is developed for non-residential use. A restrictive covenant shall be provided addressing this condition.
- X The 20-ft utility easement along the south line of the property should be relabeled as a "pedestrian access and utility easement".
- K. A guarantee shall be provided for a sidewalk for Lot 5.
- X Traffic Engineering needs to comment on the need for additional right-of-way. The Subdivision Regulations require a 75-ft half street right-of-way at the intersection of arterials. The applicant has platted a triangular corner clip with a 60ft right-of-way.
- M. Since the vacation of Third St. has created an off-site stub, a guarantee shall be provided for a hammerhead turnaround for the terminus of Holyoke.

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- N. The 20-ft setback along Rutan does not conform with the 25-ft building setback line established by the PUD. If the proposed setback reduction is approved with this plat, an adjustment to the PUD will be needed.
- O. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- P. The year "2002" needs to replace "2001" within the signature blocks.
- Q. 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.
- R. The platting 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. 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.

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AA. 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.

Colclose

CLOSURE - COLLEGE HILL SQUARE

PT 1	North: 7393.3657	East : 10323.1774
Line	Course: S 00-10-01 E	Length: 221.3100
PT 2	North: 7172.0566	East : 10323.8222
Line	Course: S 00-06-43 E	Length: 60.0500
PT 3	North: 7112.0067	East : 10323.9395
Line	Course: S 00-06-43 E	Length: 211.6400
PT 4	North: 6900.3671	East : 10324.3530
Line	Course: S 00-17-08 E	Length: 31.6400
PT 5	North: 6868.7275	East : 10324.5107
Line	Course: S 00-17-08 E	Length: 49.9700
PT 6	North: 6818.7581	East : 10324.7598
Line	Course: S 89-44-07 W	Length: 295.9500
PT 7	North: 6817.3908	East : 10028.8129
Line	Course: S 89-39-31 W	Length: 50.0600
PT 8	North: 6817.0925	East : 9978.7538
Line	Course: S 89-38-57 W	Length: 230.1300
PT 9	North: 6815.6834	East : 9748.6281
Line	Course: N 00-15-41 W	Length: 49.9700
PT 10	North: 6865.6529	East : 9748.4002
Line	Course: N 00-15-26 W	Length: 300.7600
PT 11	North: 7166.4098	East : 9747.0499
Line	Course: N 00-15-44 W	Length: 208.4400
PT 12	North: 7374.8476	East : 9746.0960
Line	Course: N 44-41-39 E	Length: 21.2300
PT 13	North: 7389.9394	East : 9761.0275
Line	Course: N 89-39-01 E	Length: 246.7200
PT 14	North: 7391.4454	East : 10007.7429
Line	Course: N 89-39-01 E	Length: 315.4400
PT 1	North: 7393.3707	East : 10323.1770