

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-97 – CROSS POINTE 2ND ADDITION

OWNER/APPLICANT: Slawson East, Inc., 727 N. Waco, Suite 400, Wichita, KS 67203

SURVEYOR/AGENT: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: Southeast corner of Greenwich Road and 21st St. North

SITE SIZE: 57.3 acres

NUMBER OF LOTS

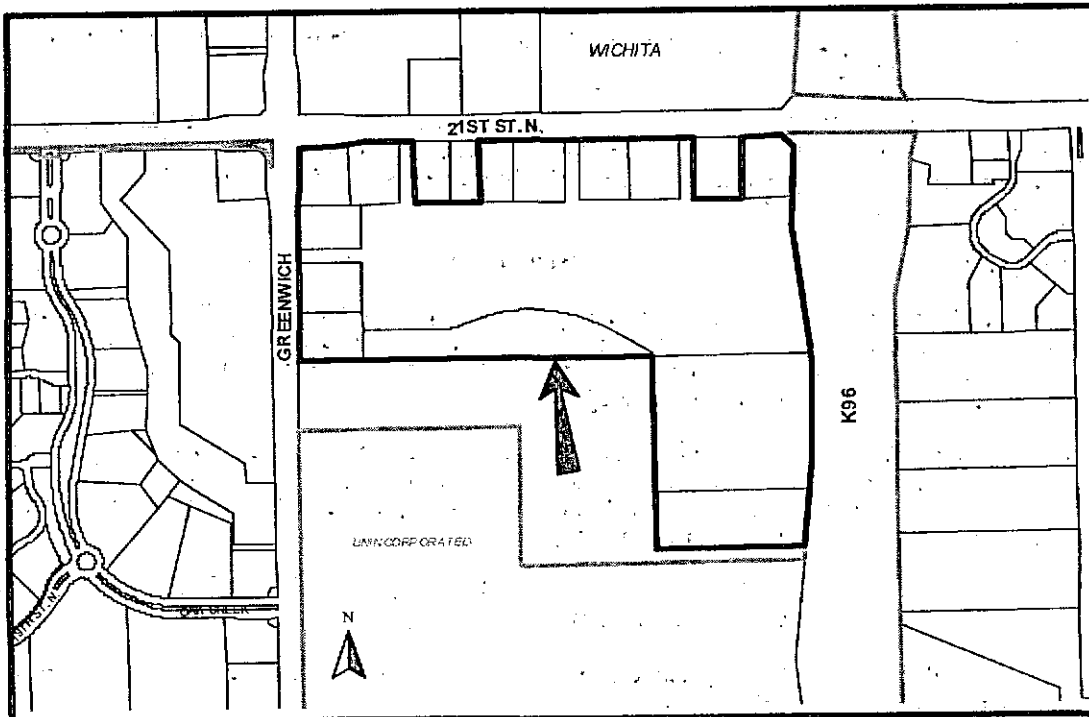
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	8

MINIMUM LOT AREA: 33,750 square feet

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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Note: This is a replat of a portion of the Cross Pointe Addition along with the Eastside Community Church Addition. This replat contains a new internal street and five fewer lots. The site is subject to a Community Unit Plan (CUP 2007-60, DP-279).

STAFF COMMENTS:

- A. Petitions have been provided with Cross Pointe Addition for sewer, water, drainage and paving improvements. Phase One Water, Phase One Sanitary Sewer, and Phase One Decel Lane have been built. New petitions are needed for future improvements.
- B. The applicant shall contact Debt Management regarding the need for submission of a respread agreement for existing improvements.
- C. A petition for the following transportation improvements was provided with the Cross Pointe Addition:
 - 1. A continuous accel/decel lane at major entrances on 21st Street North and Greenwich Road, left-turn bay at the easternmost opening on 21st St., and southbound center left-turn lane at major openings on Greenwich Road.
 - 2. Traffic signalization for the major opening on 21st Street when warranted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. Drainage easements are needed. County Engineering requests a drainage plan.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two street openings along 21st St. North, five access openings along 21st St. North and three access openings along Greenwich Road. The applicant informed staff that the easternmost access opening along 21st St. North for Lot 5, Block 1 will be deleted from the final plat tracing in accordance with the associated CUP drawing. The plattor's text also needs to be revised accordingly.
- G. In accordance with the proposed CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. 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.
- I. The Applicant shall guarantee the paving of the proposed street to the business street standard.
- J. 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.
- K. 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.
- L. 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.
- M. GIS has requested that the western segment of the new street be named "Bristol" (extending to the turnaround) and the eastern segment be named "Bedford".
- N. 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.

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- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.