

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-122 -- DOROTHY ADDITION

OWNER/APPLICANT: Marksland LLC, 815 E. Gilbert, Wichita, KS 67211

SURVEYOR/ENGINEER: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: South of 31st St. South, East side of West Street

SITE SIZE: 18.73 acres

NUMBER OF LOTS

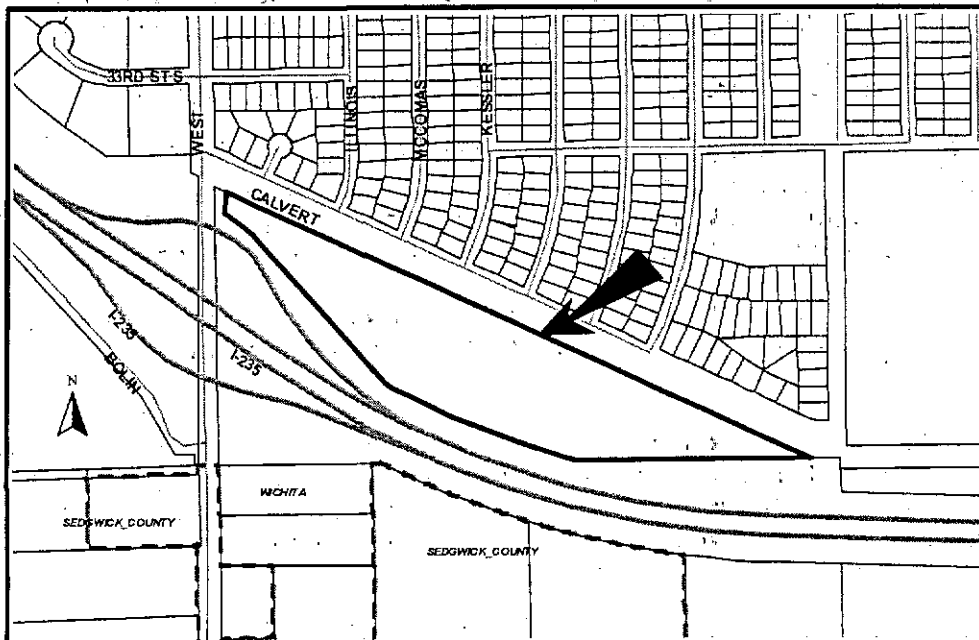
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 8.4 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial; GO, General Office

VICINITY MAP



NOTE: The site has been approved for a zone change (ZON 2002-03) from SF-5, Single-Family Residential to LC, Limited Commercial (Lot 1) and GO, General Office (Lot 2). The Dorothy Community Unit Plan (CUP 2002-02, DP-258) 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. City Engineering needs to comment on the need for other 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, the following transportation improvements are required:
 - 1. The applicant shall guarantee: construction of a decel lane from West Street to the first entrance on Calvert, reconfiguration of the intersection geometry for Calvert at West Street to reduce the turning radius to 90° and allow a center left-turn lane from Calvert to West, paving of the unpaved segment of Calvert, and widening of Calvert to 36-foot back-to-back on Calvert from the first drive entrance to the second drive entrance.
 - 2. A guarantee for traffic signalization at West shall be provided, but this signal shall not be permitted unless warranted by traffic volumes and coordinated with the I-235/West interchange ramp.
- E. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along Calvert. 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 in accordance with the face of the plat. Complete access control needs to be shown along I-235.
- F. The plat's text shall include reference to "reserves" in the owner's certificate.
- G. 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."
- H. The plat's text on the final plat shall reference the bicycle path easement as being dedicated to the public and state that fences, barriers or other man-made obstructions are not permitted within the easement.
- 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 which provides for ownership and maintenance of the reserves shall grant, to the City, 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.

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- K. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Dorothy Community Unit Plan (CUP 2002-02, DP-258).
- L. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- M. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- N. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- O. The MAPC signature block needs to reference "Morris K. Dunlap, Chair".
- P. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- Q. 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.
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.

- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

Holloway, Cheryl

From: Simmering, Rose
Sent: Thursday, September 30, 2004 8:13 AM
To: 'Patricia Houser'; Schlegel, John; Holloway, Cheryl
Cc: Goltry, Donna ; Mehta, Jamsheed; Miller, Dale; Simmering, Rose ; Strahl, Neil
Subject: RE: Dorothy Addition

Patricia,

I am forwarding this message to the Planning Department Subdivision staff to distribute for today's meeting. Thank you for your comments.

Agenda Item 10 SUB2004-122

-----Original Message-----

From: Patricia Houser [mailto:pahouser@cox.net]
Sent: Wednesday, September 29, 2004 11:11 PM
To: JSchlegel@wichita.gov
Cc: DGoltry@wichita.gov; JMehta@wichita.gov; DMiller@wichita.gov; RSimmering@wichita.gov
Subject: Dorothy Addition

Dear Mr. Schlegel,

Due to a conflicting appointment, I am unable to attend the meeting on September 30th on the 10th floor. I am interested in the Dorothy Addition. My concern is the bicycle path. Previously the plan showed a 30 degree drop for the bike path. That would not be feasible for us to build a path with that slope. Since I would like our neighborhood to be involved in finding funding for this path, I would like you to represent us and the city in planning and protect this path from anything that is being planned by the owners/leasees of the Dorothy Addition. We would like an entrance on West Street, because their proposed entrance would compromise the safety of the bicyclists/walkers. I intend to have the path follow the property edge until it merges with the property owned by the YMCA. That is what I understood to be the designated bike path. If it goes good, in honor of Mr. Marks' donation, I would propose naming the path also after his wife, the Dorothy Marks Pedestrian/Bicycle Path. I still wish he would donate the land and we could have a beautiful park area. I will be home at the beginning of the meeting and then have to leave at 2pm....if anyone would like to contact me.

Another matter is the placement of the entrance. The community on Calvert Ct & St. wishes the entrance to be between Illinois and McComas. This is their request. I would have presented this in person.

Respectfully,
Patricia Houser
SW Village NA
945-3314

Closure Report Dorothy Addition

Arc Length: 837.90	Radius: 3670.27	Delta: 13-04-49
Course: N 40-33-53 W	Distance: 1035.57'	
Course: N 00-00-29 W	Distance: 51.30'	
Course: S 64-13-30 E	Distance: 2709.50'	
Course: N 89-21-30 W	Distance: 997.93'	

Perimeter: 5632.20'

Area: 816049.43 18.73 acres

Error of Closure: 0.004

Precision 1: 1583332.37