

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-58 -- FOLIAGE CENTER ADDITION

OWNER/APPLICANT: PMA Inc., c/o Foley Equipment Company, Paul J. Foley Jr., Pres.,
1550 S. West St., Wichita, KS 67213-1638

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Rd., Wichita, KS
67206

LOCATION: Northwest corner of 13th St. North and Webb Road

SITE SIZE: 7.14 acres

NUMBER OF LOTS

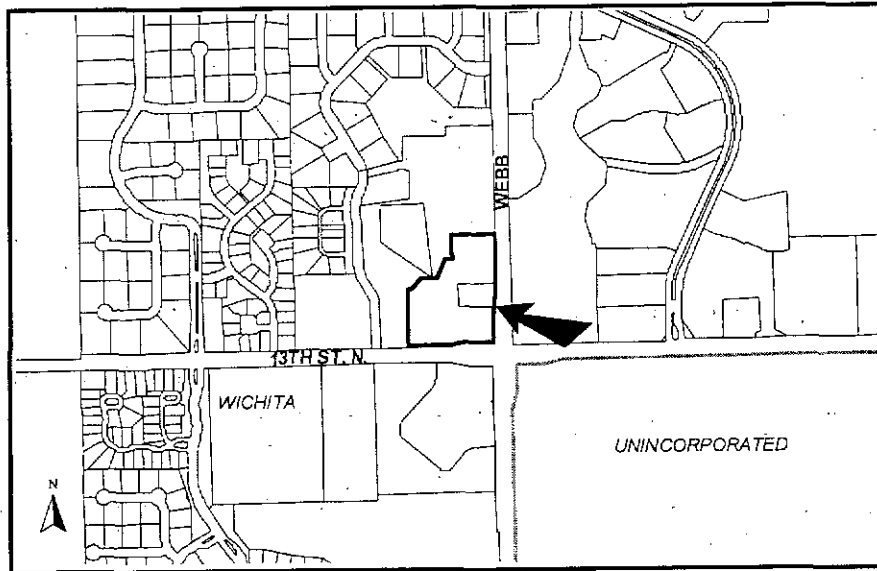
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 1.01 acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2005-58 -- Preliminary Plat of FOLIAGE CENTER ADDITION

June 2, 2005

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NOTE: This is an unplatted site located within the City of Wichita. A portion of the site has been approved for a zone change (ZON 2005-06) from SF-5, Single-Family Residential to LC, Limited Commercial. The Foliage Center Commercial CUP (CUP 2005-09, DP-282) was also approved for this site.

STAFF COMMENTS:

- A. City Water and Sewer Department advises that City water is available on 13th Street. The 24" water main on Webb Rd is not available for individual services. The 21" sewer adjacent to lot 2 is not available for individual services. Sewer services are available on Webb to serve Lot 1. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- 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 concept.
- D. Traffic Engineering has requested extension of left-turn bays, and a right-turn decel lane on 13th St. and on Webb to the first drive north of 13th St.
- E. Traffic Engineering needs to comment on the access controls. Two openings along 13th St. North are proposed, including one opening in alignment with the opening on the south side of 13th Street. Two access openings on Webb Road are proposed. *Traffic Engineering has approved the west opening on 13th St and the two openings proposed on Webb.*
- F. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- G. The platlor's text on the final plat shall note the dedication of the streets to and for the use of the public.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Foliage Center Commercial CUP (CUP 2005-09, DP-282).
- I. The north and west setbacks do not conform to the 35-ft building setback lines which were approved by City Council for the CUP.
- J. The wall easement shall be referenced in the platlor's text.
- K. 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.
- 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. 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.

SUB 2005-58 -- Preliminary Plat of FOLIAGE CENTER ADDITION

June 2, 2005

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- N. 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.
- 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 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.
- 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. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/2/05)

CASE NUMBER: SUB 2005-58 -- FOLIAGE CENTER ADDITION

OWNER/APPLICANT: Beech Lake Investment, LLC, Attn: Johnny Stevens, Steve Clark, 1223 N. Rock Road, Bldg. H, #200, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, 411 N. Webb Rd., Wichita, KS 67206

LOCATION: Northwest corner of 13th St. North and Webb Road (District II)

SITE SIZE: 7.14 acres

NUMBER OF LOTS

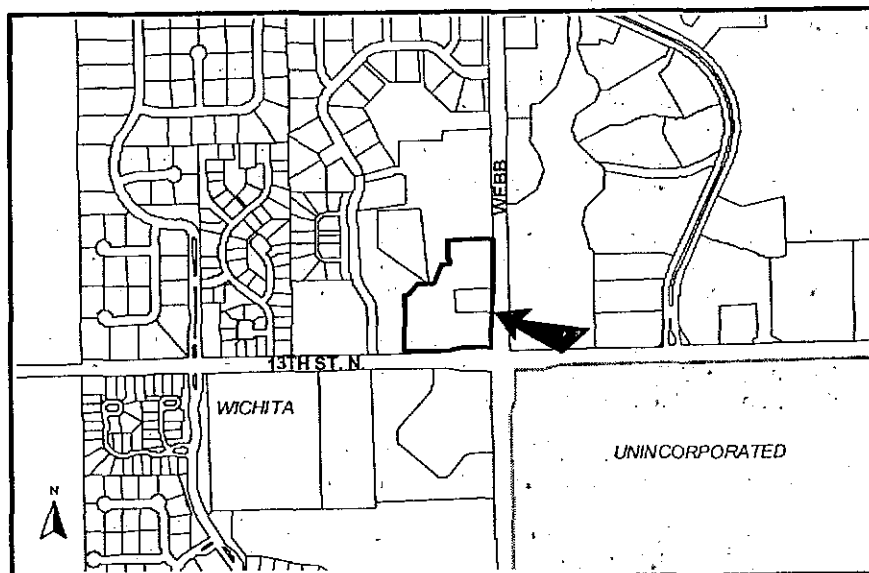
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 7.14 acres

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2005-58 – Final Plat of FOLIAGE CENTER ADDITION
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NOTE: This is an unplatted site located within the City of Wichita. A portion of the site has been approved for a zone change (ZON 2005-06) from SF-5, Single-Family Residential to LC, Limited Commercial. The Foliage Center Commercial CUP (CUP 2005-09, DP-282) was also approved for this site.

This final plat has reduced the number of lots from two to one.

STAFF COMMENTS:

- A. City Water and Sewer Department advises that City water is available on 13th Street North. Sanitary sewer is available for individual services on Webb. Rd.
- B. City Water and Sewer Department advises that a private easement is needed for the sewer line serving the property to the west or in the alternative relocation of the line.
- 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. Traffic Engineering has requested a left-turn lane on 13th St. North and a continuous left-turn lane on Webb from 13th St. North to the widening for Waterfront Development.
- F. Traffic Engineering needs to comment on the access controls. One opening along 13th St. North is proposed, in alignment with the opening on the south side of 13th Street. Two access openings on Webb Road are proposed. Traffic Engineering has approved the access controls.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. 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.
- I. The applicant is advised a CUP adjustment may be needed so that the perimeter of the proposed commercial lot matches the perimeters of the CUP parcel boundaries.
- J. 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.
- K. 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.
- L. 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.
- M. 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.)
- N. 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.
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- U. 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.



MKEC ENGINEERING CONSULTANTS, INC.

411 North Webb Road
Wichita, Kansas 67206
T: 316-684-9600 F: 316-684-5100
LETTER OF TRANSMITTAL

PROJECT: The Foliage Center Addition TO: Ms. Vicky Huang
PROJECT NO: 04274 City of Wichita
DATE: June 21, 2005 455 North Main – 7th Floor
Wichita, Kansas 67202

We are sending you the following items: Attached
 Under separate cover
 Via Courier

Drawings Specifications Maps
 Computer Disks Petitions Other

COMMENTS: Sending two (2) copies of the Preliminary Drainage Report for the above referenced project.

For Your Approval As Requested
 For Your Use For Your Files
 Approved As Noted For Review and Comment

REMARKS: Please call me if you have any questions.

Signed: Greg Allison by cw
Greg Allison, P.E.

CC:

RECEIVED
JUN 21 2005
CITY - ENGINEERING