

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 00-15 -- HIGHLAND SPRINGS COMMERCIAL ADDITION

OWNER/APPLICANT: John Dugan, 2416 N. Morning Dew, Wichita, KS 67205

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

LOCATION: Southwest corner of 135th St. West and Central

SITE SIZE: 10.84 Acres

NUMBER OF LOTS

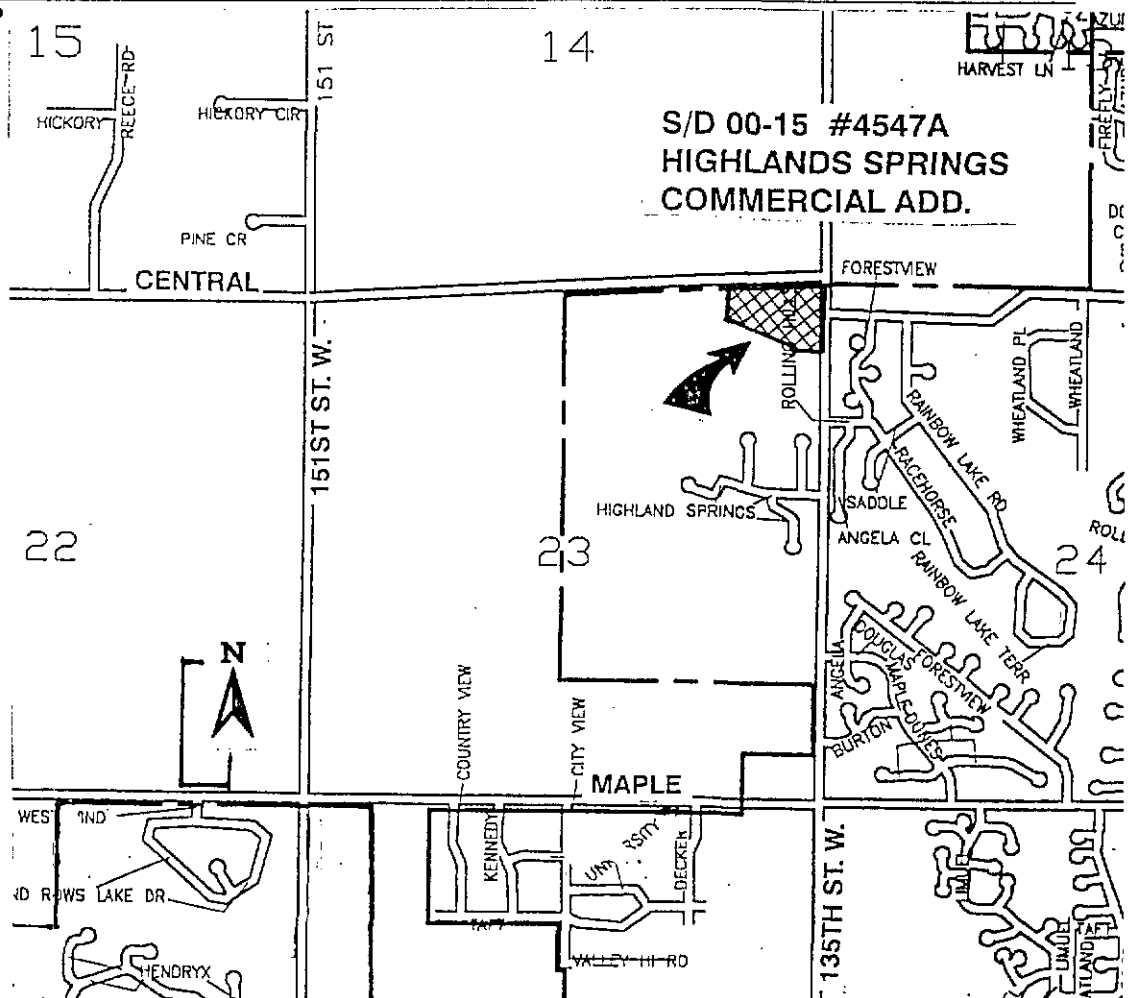
Residential:	1
Office:	
Commercial:	5
Industrial:	
Total:	6

MINIMUM LOT AREA: 35,225 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING GO, General Office; LC, Limited Commercial; SF-6, Single-Family Residential

VICINITY MAP



Note: The Sedgwick County District Court reversed the denial by City Council for a zone change and related CUP for this site. The Court's decision approved this site for a zone change (Z-3287) from SF-20, Single-Family Residential to LC, Limited Commercial (Lots 1,5 and 6) and GO, General Office (Lots 2 and 3) subject to platting. The site is also subject to the Highland Springs Community Unit Plan (DP-233). The plat involves a realignment of Central Avenue, eliminating the current jog at 135th Street West.

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 additional 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. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along the south side of Central, including two joint openings. On the north side of Central two access openings are proposed, including one joint opening. Along 135th St. West, the plat proposes one access opening north of Central and two openings south of Central. Distances should be shown for all segments of access control. 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. The final plat shall reference the access controls in the plat's text.
- E. Traffic Engineering needs to comment on the need for street improvements. The CUP required the following: a) a guarantee for the construction of Central to three lanes between 135th St. West and where the realigned street meets the present location of Central and b) construction of a three lane roadway between the south line of Lot 4 and the north line of Lot 2 along 135th St. West.
- F. A temporary road easement for Central Avenue will need to be established by separate instrument until the improvements to the new alignment of Central are completed.
- G. The joint access openings need to be established by separate instrument.
- H. A cross-lot circulation agreement shall be provided between the non-residential lots.
- I. The wall easement should be referenced on the final plat.
- 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. The final plat tracing should indicate that this plat is subject to DP-233.
- L. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-233) and its special conditions for development on this property.

- M. Documentation must be provided that the pipeline easement as indicated on the platting binder has been released. If the easement has been confined, proof needs to be provided that it does not in any way encroach this site. If the easement does impact this site, it shall be shown and subject to the standard pipeline conditions.
- N. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat or proof provided that the mortgage has been released.
- O. The platting binder indicates that the site's ownership is in the name of two parties. The names of both of these parties must appear on the owner's signature block on the final plat.
- P. The platting binder 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

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(Final Plat, Preliminary Plat Approved 2/17/00)

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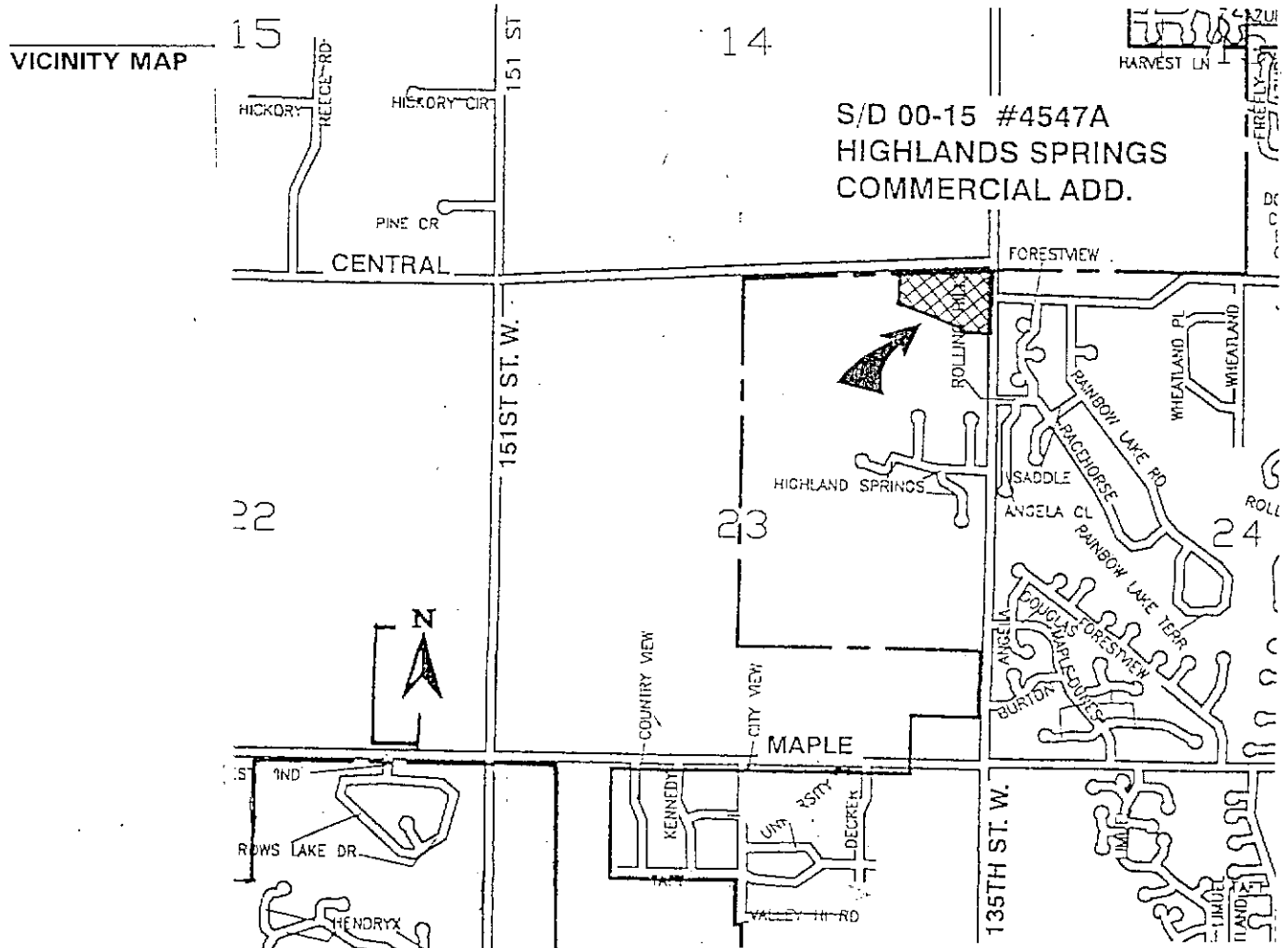
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PROPOSED ZONING: GO, General Office; LC, Limited Commercial; SF-6, Single-Family Residential



Note: The Sedgwick County District Court reversed the denial by City Council for a zone change and related CUP for this site. The Court's decision approved this site for a zone change (Z-3287) from SF-20, Single-Family Residential to LC, Limited Commercial (Lots 1, 5 and 6) and GO, General Office, (Lots 2 and 3) subject to platting. The site is also subject to the Highland Springs Community Unit Plan (DP-233). The plat involves a realignment of Central Avenue, eliminating the current jog at 135th Street West.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A drainage easement is required.
- D. The definite location of the KGE temporary easement needs to be provided on the plat.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes three access openings along the south side of Central, including two joint openings. On the north side of Central two access openings are proposed, including one joint opening. Along 135th St. West, the plat proposes one access opening north of Central and two openings south of Central. For Lot 2, 150 feet of complete access control is required along 135th St. Distances should be shown for all segments of access control. 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. The final plat shall reference the access controls in the platting text.
- F. Traffic Engineering needs to comment on the need for street improvements. The CUP required the following: a) a guarantee for the construction of Central to three lanes between 135th St. West and where the realigned street meets the present location of Central and b) construction of a three lane roadway between the south line of Lot 4 and the north line of Lot 2 along 135th St. West.
- G. A temporary road easement for Central Avenue will need to be established by separate instrument until the improvements to the new alignment of Central are completed.
- H. The joint access openings need to be established by separate instrument.
- I. A cross-lot circulation agreement shall be provided between the non-residential lots.
- 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. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-233) and its special conditions for development on this property.

- 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 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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- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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. KGE requests a temporary easement to cover their line until Central is realigned. KGE and Southwestern Bell have requested additional easements.
- U. 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.

Parcel name: HIGHLAND SPRINGS COMMERCIAL ADD. CLOSURE

PT. 1	North: 20000.0000	East : 10000.0000
	Line Course: S 00-06-48.0 E	Length: 758.000
PT. 2	North: 19242.0015	East : 10001.4994
	Line Course: S 89-53-12.0 W	Length: 326.700
PT. 3	North: 19241.3553	East : 9674.8000
	Line Course: N 00-06-48.0 W	Length: 54.410
PT. 4	North: 19295.7652	East : 9674.6924
	Line Course: N 60-06-48.0 W	Length: 629.470
PT. 5	North: 19609.4212	East : 9128.9339
	Line Course: N 00-25-02.0 W	Length: 384.220
PT. 6	North: 19993.6310	East : 9126.1360
	Line Course: N 89-34-56.7 E	Length: 873.887
PT. 1	North: 20000.0001	East : 9999.9998

Perimeter: 3026.687 Area: 543,778 sq.ft. 12.48 acres