

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 11/8/06)

**CASE NUMBER:** SUB 2006-98 -- HUNTER HEALTH CLINIC 2ND ADDITION

**OWNER/APPLICANT:** Hunter Health Clinic, Inc., 2318 E. Central, Wichita, KS 67214

**SURVEYOR/AGENT:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** North side of Central, East of Hydraulic

**SITE SIZE:** 2.99 acres

**NUMBER OF LOTS**

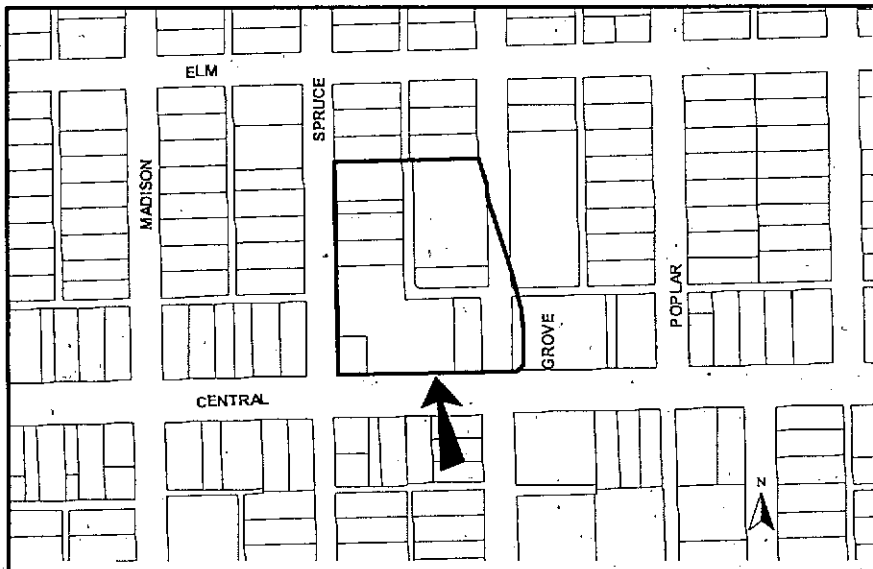
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 2.99 acres

**CURRENT ZONING:** LC, Limited Commercial; GO, General Office; TF-3, Two-Family Residential

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

**VICINITY MAP**



**NOTE:** This is a replat of the Hunter Health Clinic Addition and a portion of Stite's Bro's 2nd Addition. A zone change request (ZON 2006-49) from TF-3, Two-Family Residential to GO, General Office has been approved. The plat includes the vacation of a portion of Grove Street. The plat includes the vacation of an east-west alley and a portion of a north-south alley.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site. Sewer needs to be relocated to accommodate the proposed alley vacations. The existing water line needs to be relocated on Grove to accommodate the proposed right-of-way vacation or in the alternative the vacated right-of-way needs to be retained as an easement.
- 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. The plat proposes one access opening along Central and two openings along Grove. As per Traffic Engineering, the access controls are approved.
- E. As per Traffic Engineering, the proposed right-of-way is approved.
- F. A guarantee is required for the closure of the east-west alley return along the site's frontage to Grove and Spruce. An alley return Closure Certificate in lieu of a guarantee may be provided.
- 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. Since the vacation of the north-south alley has created an off-site stub, a dedication of right-of-way will be needed from the applicant or adjoining landowner extending from the alley to Spruce.  
  
A 24-foot dedication of right-of-way for an alley has been platted.
- I. 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.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- K. 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.
- L. 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.)

- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- S. 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. **Westar Energy has requested that utility easements shall be retained for the facilities located within the alleys, or in the alternative, the facilities will need to be relocated at applicant's expense.**
- T. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2006-98 -- HUNTER HEALTH CLINIC 2ND ADDITION

**OWNER/APPLICANT:** Hunter Health Clinic, Inc., 2318 E. Central, Wichita, KS 67214

**SURVEYOR/AGENT:** Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

**LOCATION:** North side of Central, East of Hydraulic

**SITE SIZE:** 2.99 acres

**NUMBER OF LOTS**

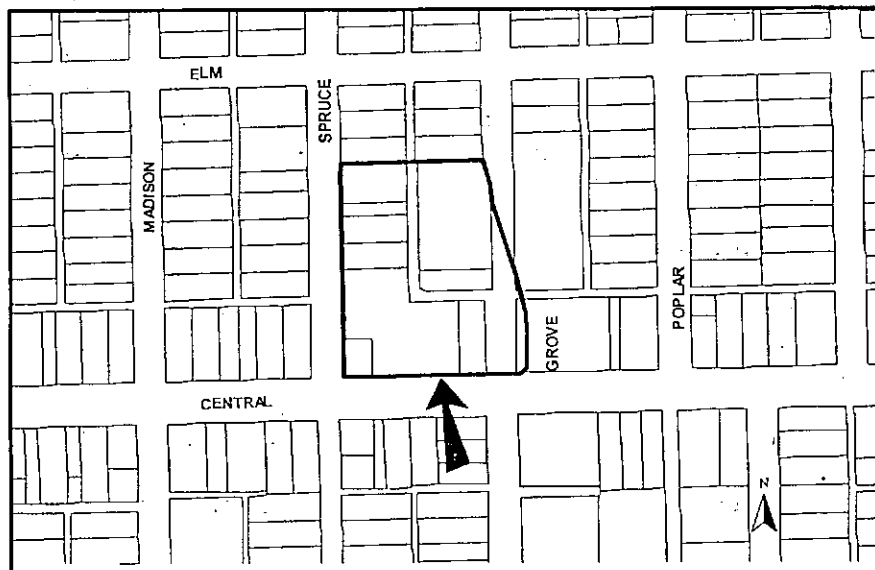
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 2.99 acres

**CURRENT ZONING:** LC, Limited Commercial; GO, General Office; TF-3, Two-Family Residential

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

**VICINITY MAP**

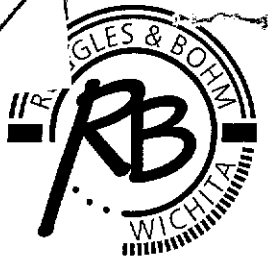


**NOTE:** This is a replat of the Hunter Health Clinic Addition and a portion of Stite's Bro's 2nd Addition. A zone change request from TF-3, Two-Family Residential to GO, General Office has been requested. The plat includes the vacation of a portion of Grove Street. The plat includes the vacation of an east-west alley and a portion of a north-south alley.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- B. Municipal services are available to serve the site. Sewer needs to be relocated to accommodate the proposed alley vacations.
- 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 concept.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along Central and two openings along Grove. The final plat shall reference the dedication of access controls in the plat's text. The access controls are approved.
- F. Traffic Engineering needs to comment on the need for additional street right-of-way along Central. The proposed right-of-way is approved.
- G. A guarantee is required for the closure of the east-west alley return along the site's frontage to Grove and Spruce. An alley return Closure Certificate in-lieu-of a guarantee may be provided.
- H. 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- I. Since the vacation of the north-south alley has created an off-site stub, a dedication of right-of-way will be needed from the applicant or adjoining landowner extending from the alley to Spruce. In the alternative, the Applicant shall contact the adjoining landowner requesting that a vacation request be submitted for the remaining segment of this north-south alley.
- J. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- 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 plat'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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 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.
- U. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



# Ruggles & Bohm, P.A.

Engineering, Surveying, Land Planning  
 924 N. Main  
 Wichita, Kansas 67203

**Date:** Tuesday, November 07, 2006

## MEMO

**To:** Scott Lindebak  
 \_\_\_\_\_  
 \_\_\_\_\_

**Description:**

- Confirmation
- Transmittal
- Transmittal under separate cover by

**From:** Tom Ruggles

**Purpose:**

- Approval
- Review & comment
- Use
- Other: \_\_\_\_\_
- Distribution
- Information
- Record

**Project:** Hunter Health Clinic 2<sup>nd</sup> Addition  
 \_\_\_\_\_  
 \_\_\_\_\_

**Enclosures/Attachments:**

- Prints
- Originals
- Diskettes containing: \_\_\_\_\_
- Change Order
- Shop Drawings
- Other: \_\_\_\_\_

**RB Project No.:** 2813P

**Other Project Reference No.:**  
SUB 2006-98

Copies	Description
1	Drainage Concept

**Remarks:** This represents the detention/retention concept the architect is working toward with the site design. By the time of final plat preparation, we will have determined the retention storage in the cistern (gray water for flushing) and underground storage for irrigation, as well as detention capacity in the rain gardens.

**Copies to:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**If checked below, please:**

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed \_\_\_\_\_

*If Enclosures are not as noted above, please inform us immediately*  
 Phone (316) 264-8008 Fax (316) 264-4621