

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2006-39 -- JOHNSON COMMERCIAL CENTRE ADDITION

OWNER/APPLICANT: Charles W. Johnson Living Trust, 2823 Keywest Ct., Wichita, KS 67204-2317

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 53rd St. North and Meridian

SITE SIZE: 12.75 acres

NUMBER OF LOTS

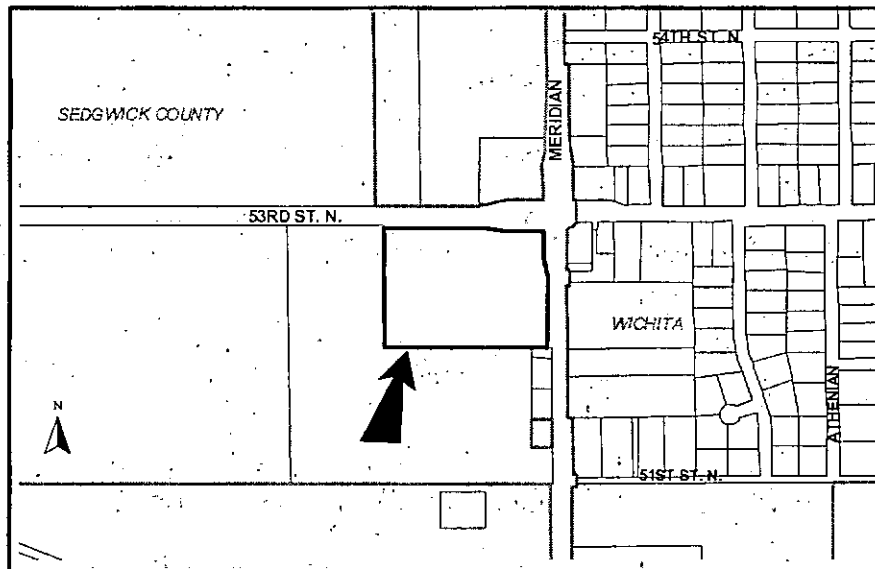
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 29,886 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2005-42) from SF-20, Single-Family Residential to LC, Limited Commercial. The Johnson Commercial Centre Community Unit Plan (CUP 2005-46, DP-289) 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. Fees in lieu of assessment for sewer main are required which may be included with lateral petition.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan for review.
- D. Sedgwick County Public Works requests that the City of Wichita annex adjacent 53rd St and Meridian.
- E. In accordance with the CUP, the following transportation improvements are required:
 - 1. Guarantee a petition to extend the center left-turn lane on 53rd Street westward to the major (full movement) opening on 53rd Street North.
 - 2. Guarantee a petition to extend the right-turn accel/decel lane on 53rd North to the western-most minor (right-in right-out) opening on 53rd Street North, with a 100-foot taper west of the opening. This guarantee should only include that portion west of DP-288 Parcel 3.
 - 3. Guarantee a petition to extent the center left-turn lane on Meridian to 100 feet south of the major opening on Meridian.
 - 4. Guarantee a petition to extend the right-turn accel/decel lane south on Meridian to the major opening on meridian, with a 100-foot taper south of the opening.
- F. In accordance with the CUP approval, the applicant shall ensure the full movement entrance on 53rd Street North aligns with the full movement entrance of the CUP to the north, and meets Access Management Guidelines. The plat proposes three access openings along 53rd St. North and two openings along Meridian. The final plat shall reference the dedication of access controls in the plattor's text.
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Johnson Commercial Centre Community Unit Plan (CUP 2005-46, DP-289).
- I. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- J. The wall easement shall be referenced in the plattor's text.

- K. 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.
- 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). Please include the name of the plat on the disc.

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(Final Plat, Preliminary Plat Approved 5/11/06)

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67211

LOCATION: Southwest corner of 53rd St. North and Meridian

SITE SIZE: 12.75 acres

NUMBER OF LOTS

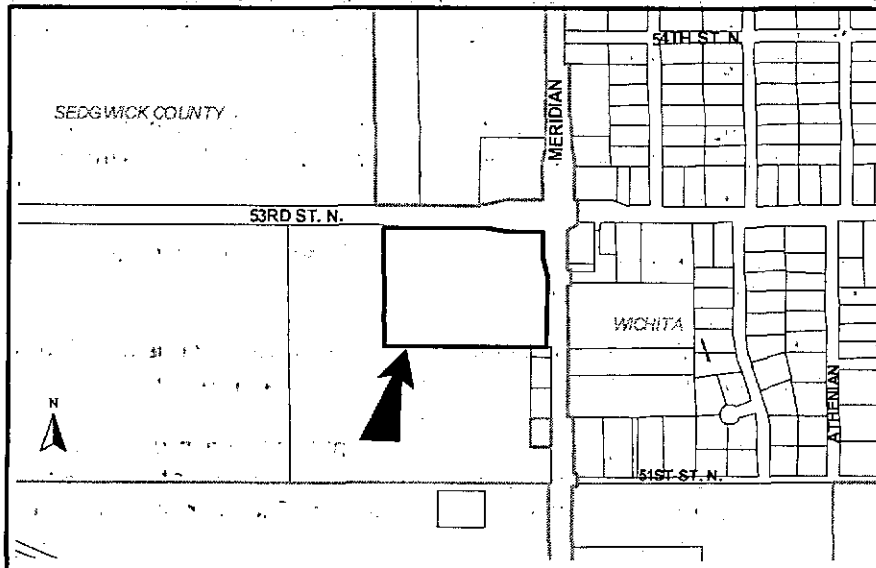
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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2005-42) from SF-20, Single-Family Residential to LC, Limited Commercial. The Johnson Commercial Centre Community Unit Plan (CUP 2005-46, DP-289) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water to serve the lots being platted. This plat may be included in the petition for the City sewer main project currently under construction.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. *City Engineering has approved the drainage plan subject to conditions being met prior to City Council review. Off-site drainage easements are needed.*
- D. **Sedgwick County Public Works** requests that the City of Wichita annex adjacent 53rd St and Meridian.
- E. In accordance with the CUP, the following transportation improvements are required:
 1. Guarantee a petition to extend the center left-turn lane on 53rd Street westward to the major (full movement) opening on 53rd Street North.
 2. Guarantee a petition to extend the right-turn accel/decel lane on 53rd North to the westernmost minor (right-in right-out) opening on 53rd Street North, with a 100-foot taper west of the opening. This guarantee should only include that portion west of DP-288 Parcel.
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 4. Guarantee a petition to extend the right-turn accel/decel lane south on Meridian to the major opening on Meridian, with a 100-foot taper south of the opening.
- F. The full movement entrance on 53rd Street North shall meet Access Management Guidelines. The plat proposes three access openings along 53rd St. North and two openings along Meridian. *The access controls are approved.*
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- I. 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.
- J. 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.

SUB 2006-39 -- Final Plat of JOHNSON COMMERCIAL CENTRE ADDITION

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- K. 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.)
- L. 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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TRANSMITTAL

TO: Scott Lindebak	FROM: Trevor Kurth
COMPANY: City of Wichita	DATE: 5-1-06
ADDRESS: 7 th Floor City Hall	PROJECT: Johnson Commercial Addition
CITY/ STATE: Wichita, KS	PROJECT NUMBER:

RE:
Johnson Commercial Addition

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
2	5-3-06	Johnson Commercial Addition


URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

NOTES/ COMMENTS:

SIGNED: 
Trevor R. Kurth, I.E.

Copy: file

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149

