

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-64 – PARKSTONE ADDITION

OWNER/APPLICANT: Loveland Properties, L.L.C., and Janyce L. Putnam Revocable Trust , 150 N. Market, Wichita, KS 67202

SURVEYOR/AGENT: Poe and Associates, Attn: Tim Austin, 5940 E. Central, Suite 200, Wichita, KS 67208

LOCATION: East of Hillside, Between First and Douglas

SITE SIZE: 6 acres

NUMBER OF LOTS

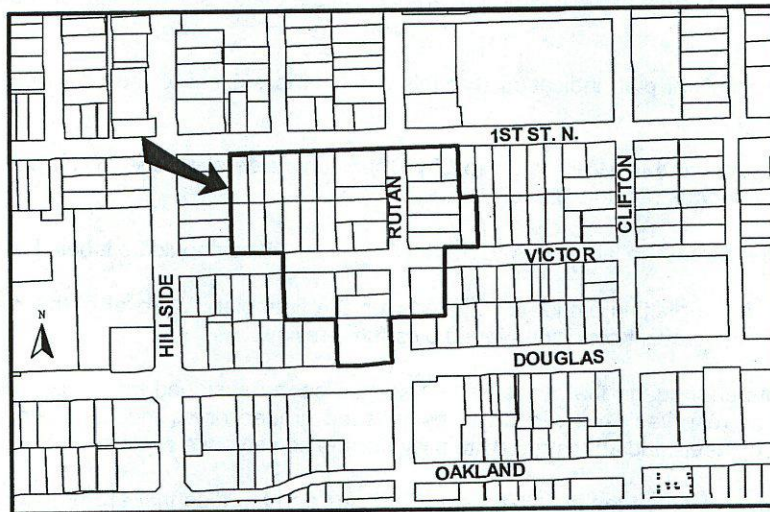
Residential:	3
Office:	
Commercial:	1
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 14,000 square feet

CURRENT ZONING: GO, General Office, B, Multi-Family, TF-3, Two-Family Residential

PROPOSED ZONING: PUD, Planned Unit Residential

VICINITY MAP



SUB 2007-64 – One-Step Final Plat of PARKSTONE ADDITION
July 12, 2007 - Page 2

NOTE: This is a replat of portions of the I, R & R Addition, the Roembach Addition, and the College Hill Addition. The Applicant proposes a zone change from GO, General Office, B, Multi-Family, and TF-3, Two-Family Residential to PUD, Planned Residential Development.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. City Water Utilities Department advises that municipal services are available to serve the site. The applicant shall plat 20-foot easements for existing sewers.
- 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 additional street right-of-way to accommodate the roundabout as denoted on the site plan at the Victor/Rutan intersection.
- F. Access controls need to be platted along First Street and Douglas. Traffic Engineering has approved two openings along First Street.
- G. County Surveying advises that all subdivision boundary corners need to be monumented.
- H. County Surveying advises that the detailed inset for corner of Lot 4 needs to be revised.
- I. Blocks shall be designated on the face of the plat and referenced in the plat's text. Each lot shall be renumbered as Lot 1.
- J. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Parkstone Planned Unit Development .
- K. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- L. GIS has requested that "First Street" be labeled as "E 1st St N". "Victor Place should be labeled as Victor Pl".
- 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.
- N. 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.
- 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.

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July 12, 2007 - Page 3

- 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. 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.
- V. 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.

STAFF REPORT
(One-Step Final Plat Deferred 7/12/07)

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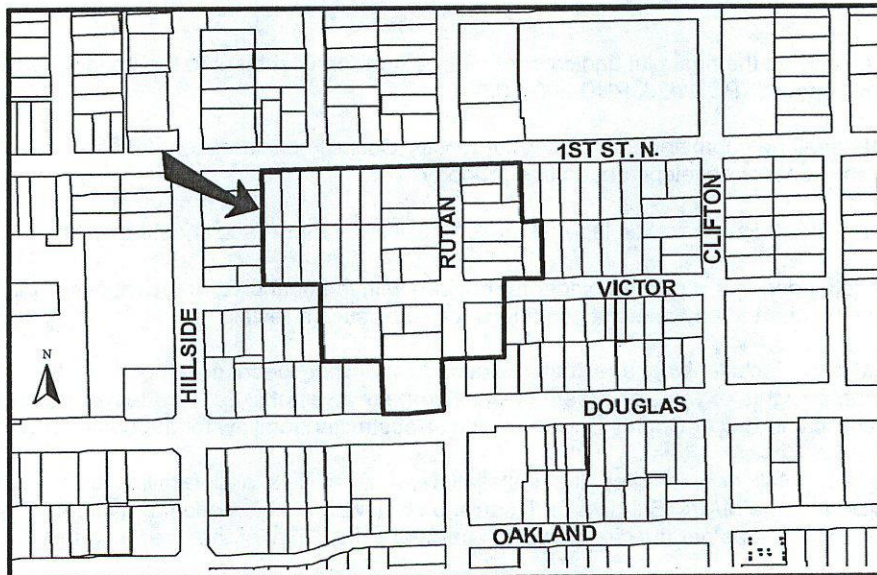
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- J. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Parkstone Planned Unit Development (PUD #26, PUD 2007-03).
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August 9, 2007 - Page 3

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POE & ASSOCIATES, INC.

CONSULTING ENGINEERS

5940 E. Central, Suite 200
Wichita, Kansas 67208

(316) 685-4114
FAX: (316) 685-4444

August 20, 2007

Ms. Vicky Huang, PE
City of Wichita
455 N. Main; 7th Floor
Wichita, KS 67202

**RE: Parkstone Addition
Drainage Plan**

Dear Vicky:

Transmitted herewith is the proposed drainage plan for Parkstone Addition for your review and approval.

Parkston is a proposed mixed-use, redevelopment project of existing and previously existing residential, office, and commercial uses. The net increase in run-off is conservatively less than 8% for the site when using the Rational Method. We recommend that site design integrate design features to minimize and/or slow down the run-off generated by the site.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in purple ink, appearing to read 'Tim Austin', is written over the typed name. The signature is fluid and cursive.

Tim Austin, PE

Enclosures

1-2007 C.F.

Introduction

Parkstone Addition is a 5.9-acre, in-fill project located at the intersection of Victor and Rutan in east Wichita in the College Hill neighborhood. Parkstone is a redevelopment of existing and previously existing commercial, office, and residential developments.

Existing Conditions

The area slopes from the east to the west on an average gradient of 2.8%. A copy of the proposed one-step final plat along with a 2006 aerial attached. The overall site drains primarily to First Street on the north, Victor in the middle, and Douglas along the south. Soil types for this area are considered to be Group B. A nominal area uphill from this site drains to Victor and downhill to Hillside. Future development will need to take this into consideration. A copy of the USGS quad map for this area is attached.

There is no storm sewer that services this area. The nearest storm sewer is along Hillside to the west and is fairly small at 24" and was recently installed as part of the Hillside improvements. Previous conversations with city construction staff concluded that extending storm sewer the redevelopment site was not beneficial.

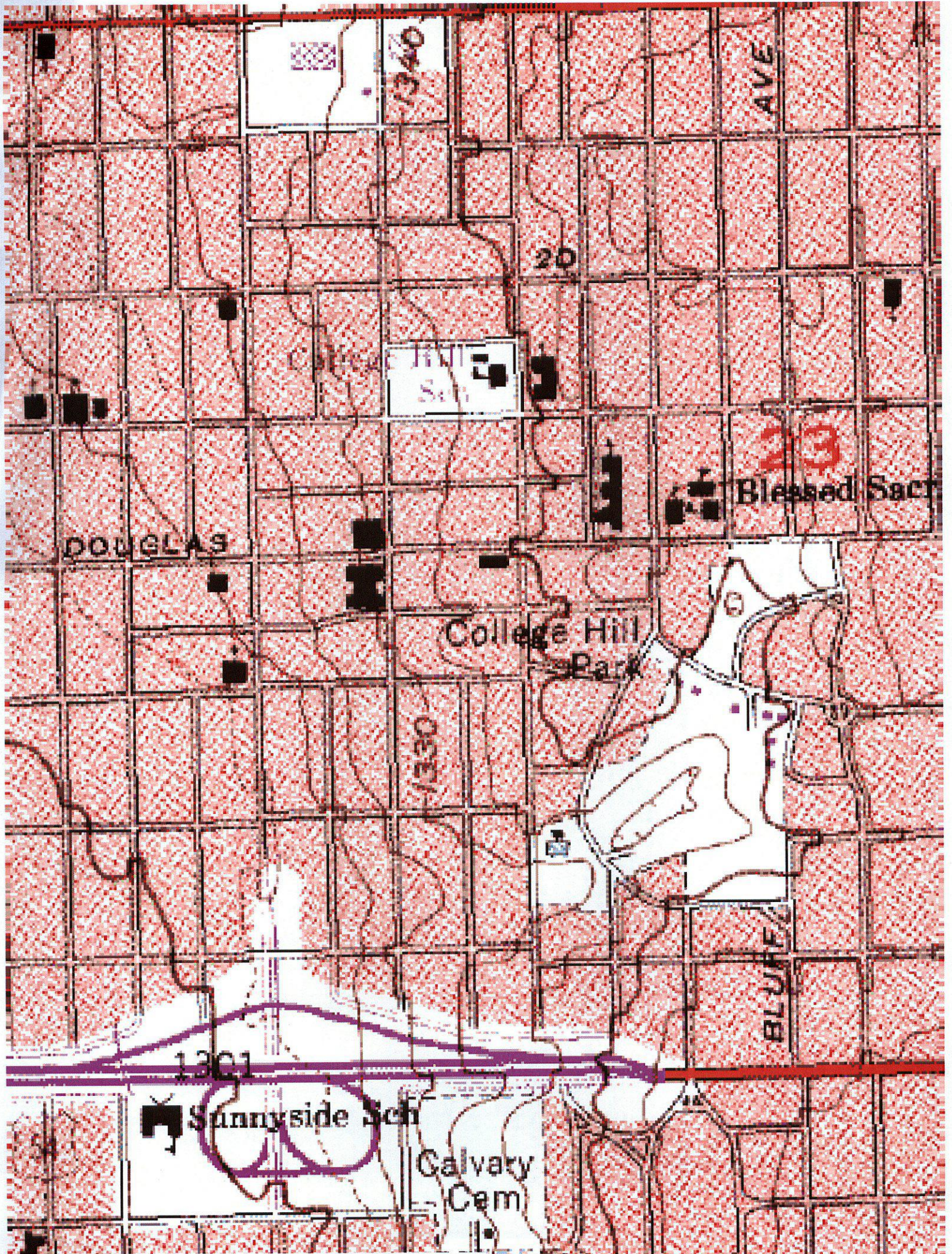
Proposed Conditions

The proposed development consists of a mixture of multi-family residential, office, and commercial. Green spaces are being incorporated into the site for landscaping, parks and lawn areas. Design measures will be implemented to slow run-off somewhat, but the resulting effects will likely be minimal given the cross-gradient of the site.

Analysis

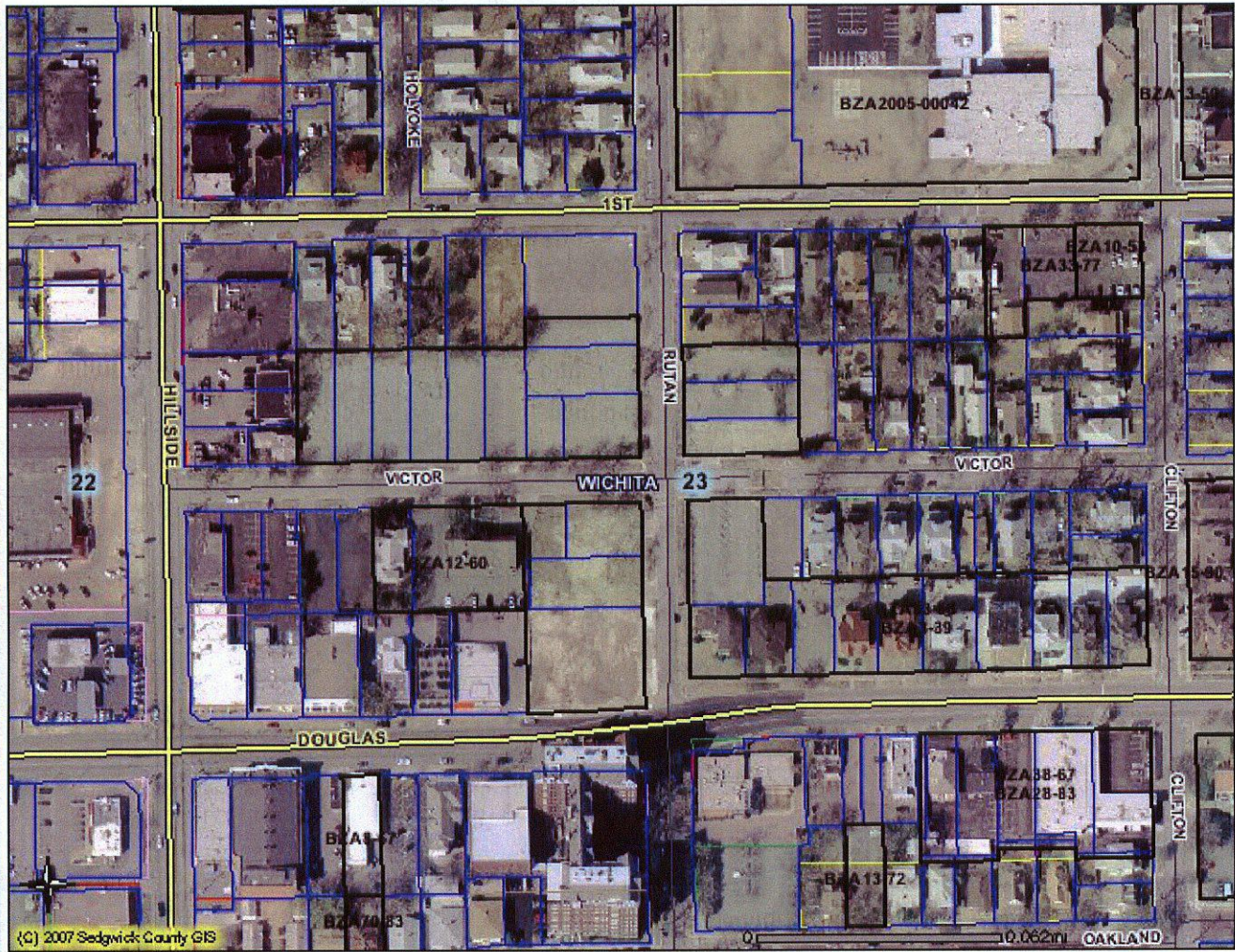
The Rational Method was utilized since the site is small at 5.9 acres. A combined run-off coefficient was utilized for the sub-basin areas under the existing conditions. A higher coefficient for the proposed conditions was utilized; however, the coefficient is probably slightly conservative given the amount of green space that is proposed to be integrated into the site. A copy of the drainage plan showing the results is attached.

The analysis indicates that the overall increase is minimal at less than 8%. Given the lack of storm sewer availability, the site design should integrate features to lessen storm water run-off where possible. Given the minimal increase over the existing condition, no detention is recommended.



Wichita East; KS; Scale: 1" = 0.109Mi 176Mt 577Ft, 1 Mi = 9.155" , 1 cm = 69Mt

Sedgwick County Maps



(C) 2007 Sedgwick County GIS

<p>National Historic Site Buffers</p> <ul style="list-style-type: none"> 500' Local Historic Site Buffers 1000' National Historic Site Buffers Other <p>Historic Zoning Districts</p> <ul style="list-style-type: none"> Historic Zoning Districts <p>National Historic Sites</p> <ul style="list-style-type: none"> National Historic Sites <p>Local Historic Sites</p> <ul style="list-style-type: none"> Local Historic Sites <p>Roads</p> <ul style="list-style-type: none"> Highway Highway Ramp Major Roads Other Roads <p>City Boundaries</p> <ul style="list-style-type: none"> ANDALE BELAIRE BENTLEY CHENEY CLEARWATER <p>(cont)</p>	<ul style="list-style-type: none"> COLWICH DERBY EASTBOROUGH GARDEN PLAIN GODDARD HAYSVILLE KECHI MAIZE MOUNT HOPE MULVANE PARK CITY SEDGWICK UNINCORPORATED VALLEY CENTER VIOLA WICHITA Other <p>Railroads</p> <ul style="list-style-type: none"> Railroads <p>Rivers or Lakes</p> <ul style="list-style-type: none"> Rivers or Lakes <p>(cont)</p>	<p>Legend</p> <ul style="list-style-type: none"> Floodway Rivers or Lakes Minor Rivers Square Mile Sections Zoning Use Cases Parcels Zoning Districts Unknown Not Zoned Air Force Base B - Multi Family 75 d.u./ac CBD - Central Business District GC - General Commercial GI - General Industrial GO - General Office IP - Industrial Park LC - Limited Commercial LI - Limited Industrial MF-18 - Multi-Family 18 d.u./ac 	<ul style="list-style-type: none"> MF-29 - Multi Family 29 d.u./ac MH - Manufactured Housing NO - Neighborhood Office NR - Neighborhood Retail OW - Office Warehouse PUD - Planned Unit Developments RR - Rural Residential SF-10 - Single Family: 10,000 SF-20 - Single Family: 20,000 SF-5 - Single Family: 5000 TF-3 - Two Family U - University Other <p>2006 aerial</p>
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Geographic Information Services
 Division of Information & Operations
www.sedgwickcounty.org/gis
 525 N. Main, Suite 212, Wichita, KS 67203
 Tel: 316.660.9290 Fax: 316.262.1174

DISCLAIMER: It is understood that, while Sedgwick County Geographic Information Services (SCGIS), City of Wichita GIS, (for purposes of the road centerline file), participating agencies, and information suppliers, have no indication or reason to believe that there are inaccuracies in information provided, SCGIS, its suppliers make no representations of any kind, including, but not limited to, warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied with respect to the information, data or service furnished herein. In no event shall the Data Providers become liable to users of these data, or any other party, for any loss or damages, consequential or otherwise, including but not limited to, time, money, or goodwill, arising from the use, operation or modification of the data. In using these data, users further agree to indemnify, defend, and hold harmless the Data Providers for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data. No person shall sell, give or receive for the purpose of selling or offering for sale, any portion of the information provided herein.

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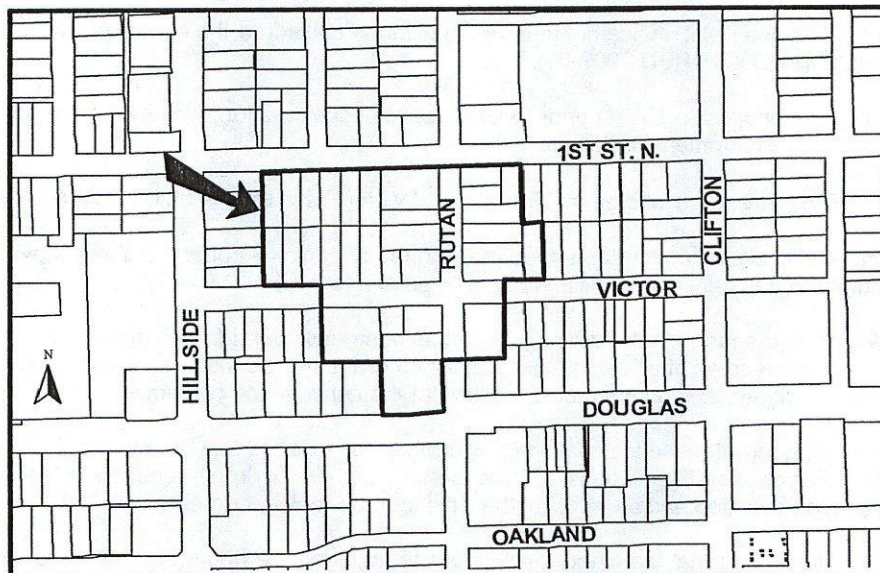
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