

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-77 -- THE MOORINGS PLAZA II ADDITION

OWNER/APPLICANT: CBB Northlakes LLC, Attn: Kurt and Brad Bachman, 4647 N. Meridian, Wichita, KS 67204

SURVEYOR/AGENT: MKEC Engineering Consultants Inc., Attn: Greg Allison, 411 N. Webb Rd., Wichita, KS 67206

LOCATION: South of 53rd St. North, West side of Meridian (District VI)

SITE SIZE: 19.19 acres

NUMBER OF LOTS

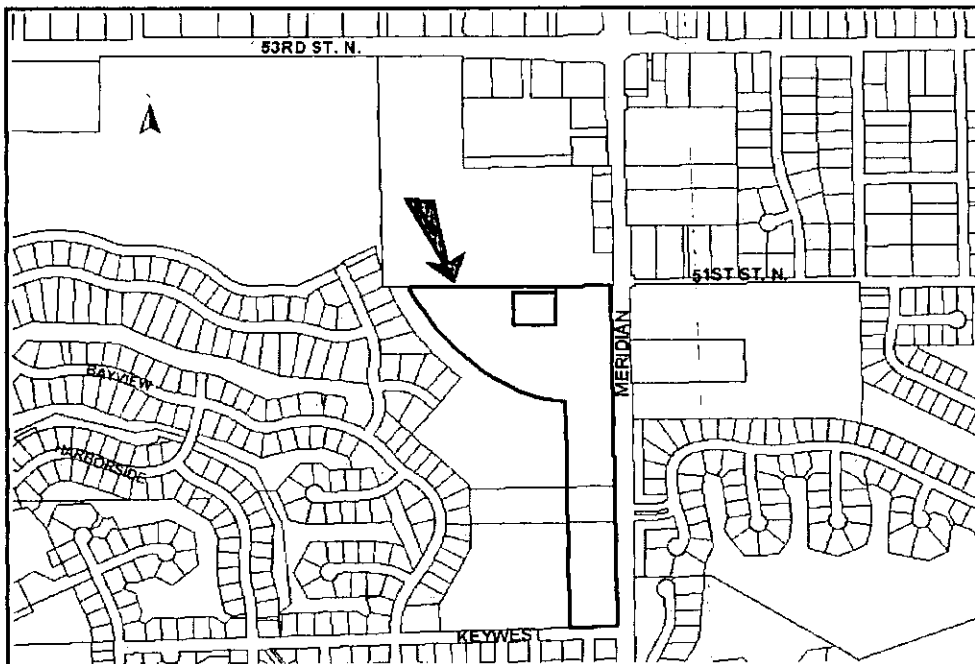
Residential:	
Office:	
Commercial:	14
Industrial:	
Total:	14

MINIMUM LOT AREA: 30,971 square feet

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: LC Limited Commercial (Lots 5-10, Block 2); NR Neighborhood Retail (Lots 1-4, Block 2, Block 1)

VICINITY MAP



SUB 2008-77 -- One-Step Final Plat of THE MOORINGS PLAZA II ADDITION
October 16, 2008 - Page 2

NOTE: The site has been approved for a zone change (ZON 2008-07) from SF-5 Single-family Residential to LC Limited Commercial and NR Neighborhood Retail. The Moorings Plaza II Community Unit Plan (CUP 2008-05, DP-311) was also approved for this site.

STAFF COMMENTS:

- A. Wichita Water Utilities Department has required a guarantee for the extension of sewer (mains and laterals) to serve all the lots being platted. Water is available to all of the lots adjacent to Meridian and in lieu of assessment fees are needed. Lots 8, 9, and 10, Block 2 will need water to be extended to serve these lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) 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. In accordance with the CUP, a guarantee is required for decel lanes and left turn lanes into full movement openings.
- E. Access controls have been platted in accordance with the CUP approval. The plat proposes two openings along Meridian and remaining frontage in accordance with access management standards.
- F. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- G. 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.
- H. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- 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. On the final plat tracing, the MAPC signature block needs to reference "Darrell Downing" as Chairman.
- L. The Note regarding access controls should reference Block 2.
- 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 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.
- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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

SUB 2008-77 -- One-Step Final Plat of THE MOORINGS PLAZA II ADDITION
October 16, 2008 - Page 3

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 National Pollutant Discharge Elimination System 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.