

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-86 -- MEADOW LAND ADDITION

OWNER/APPLICANT: Aetna Trust UTA, Attn: W.E. Lusk Jr., Trustee, 1608 E. Lewis, Wichita, KS 67211

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

LOCATION: North side of Kellogg from 127th St. East to 143rd St. East

SITE SIZE: 182.5 Acres

NUMBER OF LOTS

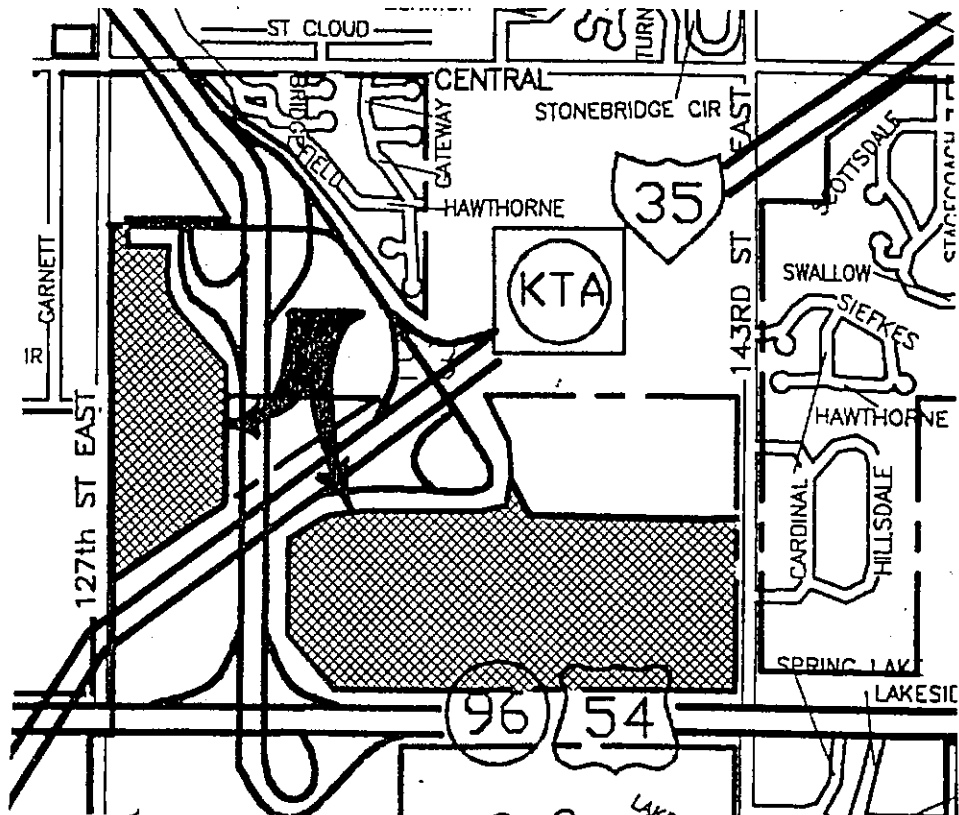
Residential:	2
Office:	
Commercial:	21
Industrial:	
Total:	23

MINIMUM LOT AREA: 1.58 Acres

CURRENT ZONING: SF-6, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: GO, General Office; LC, Limited Commercial, OW, Office Warehouse; NR, Neighborhood Retail; MF-29, Multi-Family Residential

VICINITY MAP



Note: This site was approved for a zone change (Z-3340) to GO, General Office; LC, Limited Commercial, OW, Office Warehouse; NR, Neighborhood Retail; and MF-29, Multi-Family Residential subject to platting. The site is also subject to the Meadow Land C.U.P. (DP-248). The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. *A sanitary sewer layout is required. The impact fee per dwelling unit or Residential Living Unit Equivalent (RLUE) is \$2,360.79.*
- B. The applicant shall guarantee the extension of City water.
- 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. City Fire Department needs to comment on the plat's street names.
- F. City Fire Department needs to comment on the need for an emergency access easement to Cardinal Circle which measures 2200 feet from the nearest intersection. The Subdivision Regulations limit cul-de-sacs to 600 feet in length.
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. The applicant shall obtain a release of the blanket pipeline easements or provide proof that the easements have been confined. If confined, any portion of these easements if on this plat shall be shown and the pipeline's name and recording information shown.
- J. Traffic improvements are required in accordance with the CUP approval.
- K. The applicant shall guarantee the paving of the interior streets to the business/industrial street standard. *County Engineering has required a guarantee for improvements to 127th St. East to conform with County road standards from the exit ramp for the highway to a required turnaround on the south.*
- L. The platting of the wall easements shall be referenced in the plat's text.
- M. Blocks D and E should be combined into one Block.
- N. Dimensions need to be added along the south line of Lots 1 and 2, Block E.

- O. Complete access control should be dedicated along all lots adjacent to K-96, US-54 and Kansas Turnpike. County/Traffic Engineering needs to comment on the need for access controls along 127th St. East and 143rd St. East. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text.
- P. In accordance with the CUP, a cross-lot circulation agreement shall be provided.
- Q. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-248) and its special conditions for development on this property.
- R. Benchmark elevations are needed on the plat.
- S. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's eastern property line and driving surface for 143rd St. East.
- T. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- U. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- V. If any of the intended "recreational" uses for the Reserves include a swimming pool, a site plan shall be submitted with the final plat, for review and approval. Otherwise, a conditional use and public hearing will be needed in the future.
- W. 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.
- X. 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.
- Y. 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.)

- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. 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.
- GG. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/12/00)

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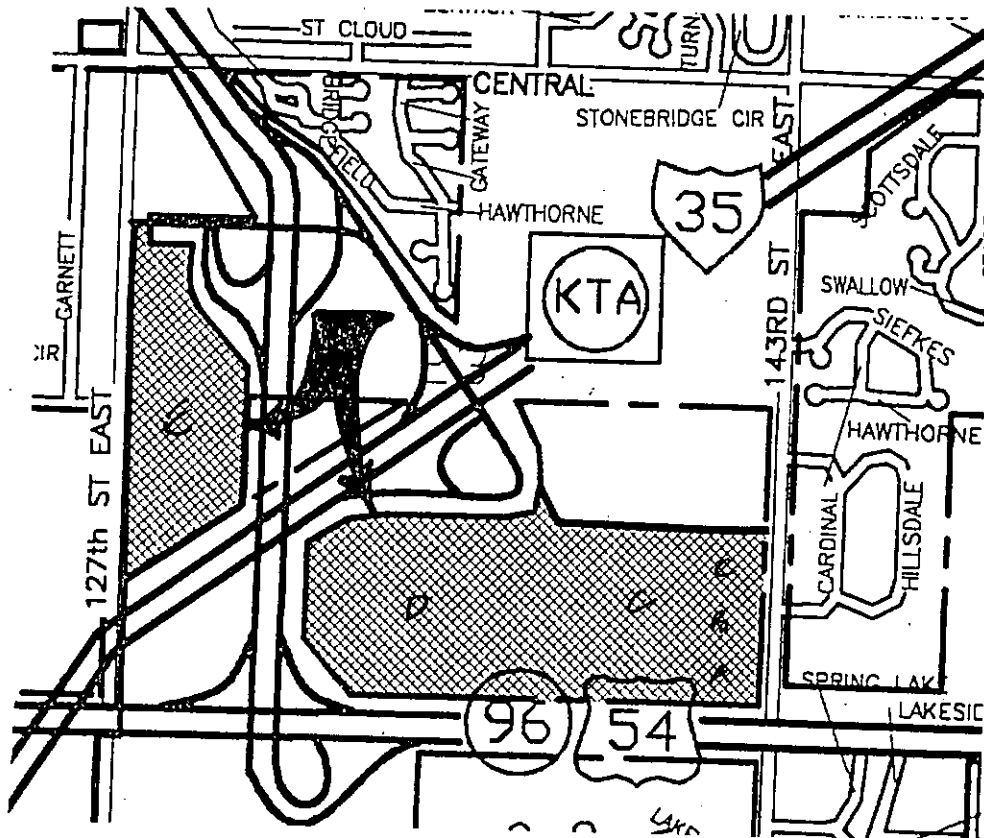
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VICINITY MAP



Note: This site was approved for a zone change (Z-3340) to GO, General Office (Lots 1 & 2, Block D); LC, Limited Commercial (Lots 1 & 2, Block A, Lots 1 & 2, Block B, Lots 3-6, Block C, Lots 5-11, Block D), OW, Office Warehouse (Lots 1 & 2, Block E); NR, Neighborhood Retail (Lots 1 & 2, Block C, and MF-29, Multi-Family Residential (Lots 3 & 4, Block D), subject to platting. The site is also subject to the Meadow Land C.U.P. (DP-248). The site is located within the 100-year floodplain. This site was annexed into the City of Wichita in November 2000.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. *A sanitary sewer layout is required. The impact fee per dwelling unit or Residential Living Unit Equivalent (RLUE) is \$2,360.79.*
- B. The applicant shall guarantee the extension of City water.
- 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. *The drainage concept is approved. Calculations will need to be submitted with the drainage plan. The Subdivision Committee requested that the applicant meet with residents of the adjoining properties before the final plat review.*
- E. *City Fire Department* needs to comment on the plat's street names. *City Fire Department has requested revised street names.*
- F. *City Fire Department* needs to comment on the need for an emergency access easement to Cardinal Circle which measures 2200 feet from the nearest intersection. The Subdivision Regulations limit cul-de-sacs to 600 feet in length. *City Fire Department has approved the length of the street.*
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. The applicant shall obtain a release of the blanket pipeline easements or provide proof that the easements have been confined. If confined, any portion of these easements if on this plat shall be shown and the pipeline's name and recording information shown.
- J. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- K. Traffic improvements are required in accordance with the CUP approval.

- L. The applicant shall guarantee the paving of the interior streets to the business/industrial street standard. County Engineering has required a guarantee for improvements to 127th St. East to conform with County road standards from the exit ramp for the highway to a required turnaround on the south.
- M. The platting of the wall easements shall be referenced in the platting's text.
- N. Complete access control should be dedicated along all lots adjacent to K-96, US-54 and Kansas Turnpike. County Engineering needs to comment on the need for access controls along 127th St. East and 143rd St. East. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the platting's text. County Engineering has required complete access control along the north 300 feet of Lot 2, Block F. Complete access control is required 200 feet north and south of the Douglas/127th St. East intersection. Lot 2, Block F is permitted one opening south of Douglas, 2 openings north of Douglas. Three openings are permitted for Lot 1, Block F.
- Complete access control needs to be platting along the frontage of Reserve A on 127th St. East.
- O. In accordance with the CUP, a cross-lot circulation agreement shall be provided.
- P. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-248) and its special conditions for development on this property.
- Q. 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. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's eastern property line and driving surface for 143rd St. East.
- R. For those reserves being platting for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- S. For those reserves being platting for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- T. If any of the intended "recreational" uses for the Reserves include a swimming pool, a site plan shall be submitted with the final plat, for review and approval. Otherwise, a conditional use and public hearing will be needed in the future.
- U. The platting'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.

- V. 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.)
- W. 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.
- X. 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.
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- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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. **Southwestern Bell and KGE has requested additional easements which have been denoted on the final plat.**
- DD. 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.