

STAFF REPORT
(Preliminary Plat)

SKYWAY West ADDITION

CASE NUMBER: SUB 2007-44 - ~~DUGAN INDUSTRIAL PARK ADDITION~~

OWNER/APPLICANT: John E. Dugan Family Partnership, L.P., Attn: John Dugan, 2416 N. Morning Dew, Wichita, KS 67205

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 31st St. South and Maize Road

SITE SIZE: 149.6 acres

NUMBER OF LOTS

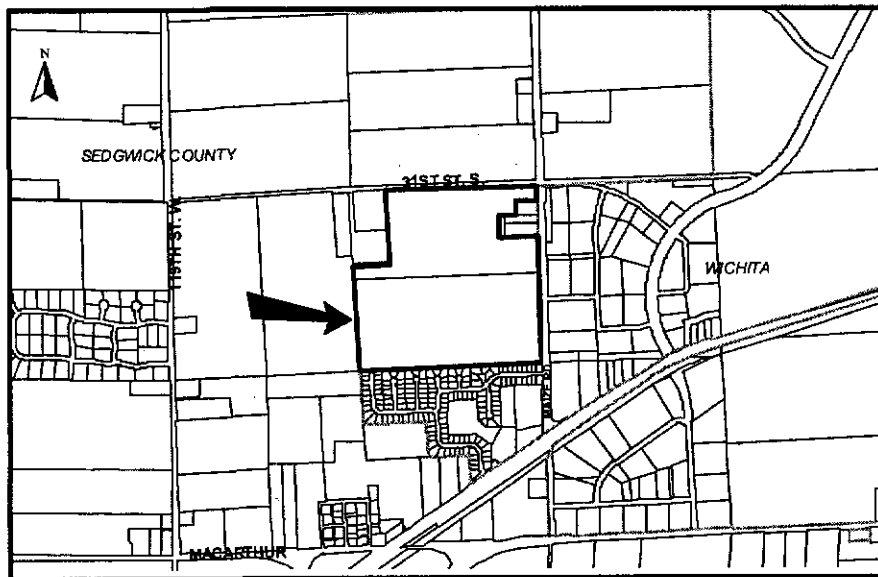
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 149.6 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: IP, Industrial Park

VICINITY MAP



SUB 2007-44 -- Preliminary Plat of DUGAN INDUSTRIAL PARK ADDITION
May 10, 2007 - Page 2

NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for two zone changes (ZON 2005-18) and (ZON 2006-43) from SF-20, Single-Family Residential to IP, Industrial Park. Protective Overlays (P-O #176) and (P-O #183) were also approved for this site addressing building setbacks and permitted uses.

The applicant will be renaming the plat as Skyway West Addition upon submission of the final plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. **City Water Utilities Department** has required a petition for extension of sewer. The applicant shall include in lieu of assessment for sewer main with the petition. Water is available on Maize but in lieu of assessment is needed for connection. In the alternative, the applicant may petition for water west on 31st to the west property line of the plat.
- 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. **County Engineering** requests submittal of a drainage plan. Based on the final drainage plan, a drainage easement may be needed along the northern portion of the plat.
- E. **County Engineering** recommends paving to industrial standard on 31st St South.
- F. Access controls need to be platted. The applicant may denote that "The location of all access openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards." The final plat shall reference the dedication of access controls in the plat's text.
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- I. 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.
- J. 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.
- K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- X. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- OK PJ M. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- N. **GIS** requests that 31st Street South be labeled as "31st STS" CALVERT
- O. 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.

**SUB 2007-44 -- Preliminary Plat of DUGAN INDUSTRIAL PARK ADDITION
May 10, 2007 - Page 3**

- P. The platlor'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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. 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.
- X. 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
(Final Plat, Preliminary Plat Approved 5/10/07)

CASE NUMBER: SUB 2007-44 – SKYWAY WEST ADDITION (Formerly Dugan Industrial Park Addition)

OWNER/APPLICANT: John E. Dugan Family Partnership, L.P., Attn: John Dugan, 2416 N. Morning Dew, Wichita, KS 67205

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of 31st St. South and Maize Road

SITE SIZE: 149.6 acres

NUMBER OF LOTS

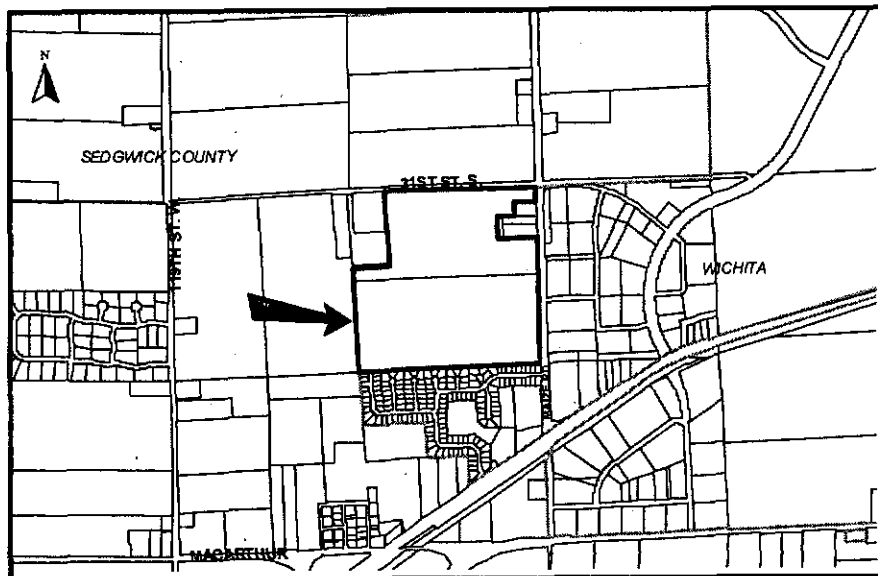
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 149.6 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: IP, Industrial Park

VICINITY MAP



SUB 2007-44 – Final Plat of SKYWAY WEST ADDITION

June 14, 2007 - Page 2

NOTE: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for two zone changes (ZON 2005-18) and (ZON 2006-43) from SF-20, Single-Family Residential to IP, Industrial Park. Protective Overlays (P-O #176) and (P-O #183) were also approved for this site addressing building setbacks and permitted uses.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. **City Water Utilities Department** has required a petition for extension of sewer. The applicant shall include in lieu of assessment for sewer main with the petition. Water is available on Maize but in lieu of assessment is needed for connection. In the alternative, the applicant may petition for water west on 31st to the west property line of the plat.
- 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** has requested an off-site drainage easement. **County Engineering** requests submittal of the current drainage plan and advises that based on the final drainage plan, drainage easement may be needed along the northern portion of plat.
- E. **Traffic Engineering** has approved three openings along Maize Road.
- F. 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.
- G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- H. 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.
- I. 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.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- K. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. 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.
- M. The platto'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.
- N. 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.)
- O. 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.

SUB 2007-44 – Final Plat of SKYWAY WEST ADDITION
June 14, 2007 - Page 3

- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.

CLOSURE.txt

CLOSURE - SKYWAY WEST ADDITION

PT 01	North: 15000.0000	East :	40000.0000
Line	Course: S 90-00-00 E	Length:	2294.7000
PT 02	North: 15000.0000	East :	42294.7000
Line	Course: S 00-24-09 E	Length:	240.9000
PT 03	North: 14759.1059	East :	42296.3923
Line	Course: N 89-59-46 W	Length:	361.4900
PT 04	North: 14759.1305	East :	41934.9023
Line	Course: S 01-34-46 W	Length:	202.9800
PT 05	North: 14556.2276	East :	41929.3076
Line	Course: N 89-59-25 W	Length:	256.5400
PT 06	North: 14556.2711	East :	41672.7676
Line	Course: S 00-24-38 E	Length:	333.8300
PT 07	North: 14222.4497	East :	41675.1596
Line	Course: S 89-59-17 E	Length:	625.0000
PT 08	North: 14222.3194	East :	42300.1596
Line	Course: S 00-24-09 E	Length:	542.7600
PT 09	North: 13679.5728	East :	42303.9724
Line	Course: S 00-24-09 E	Length:	1320.8100
PT 10	North: 12358.7954	East :	42313.2510
Line	Course: S 89-04-54 W	Length:	2734.2900
PT 11	North: 12314.9722	East :	39579.3122
Line	Course: N 02-29-57 W	Length:	1545.2500
PT 12	North: 13858.7525	East :	39511.9318
Line	Course: N 89-59-12 E	Length:	537.8800
PT 13	North: 13858.8776	East :	40049.8118
Line	Course: N 02-29-59 W	Length:	1142.2100
PT 01	North: 15000.0008	East :	39999.9948

MISCLOSURE:

Line	Course: S 81-44-58 E	Length:	0.0053
	North: 15000.0000	East :	40000.0000