

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2003-80 -- SEDGWICK COUNTY JUVENILE DETENTION CENTER ADDITION

**OWNER/APPLICANT:** Sedgwick County, Attn: Stephanie Knebel, 510 N. Main, Suite #602, Wichita, KS 67203

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

**LOCATION:** South of Kellogg, East side of Hydraulic

**SITE SIZE:** 9.7 acres

**NUMBER OF LOTS**

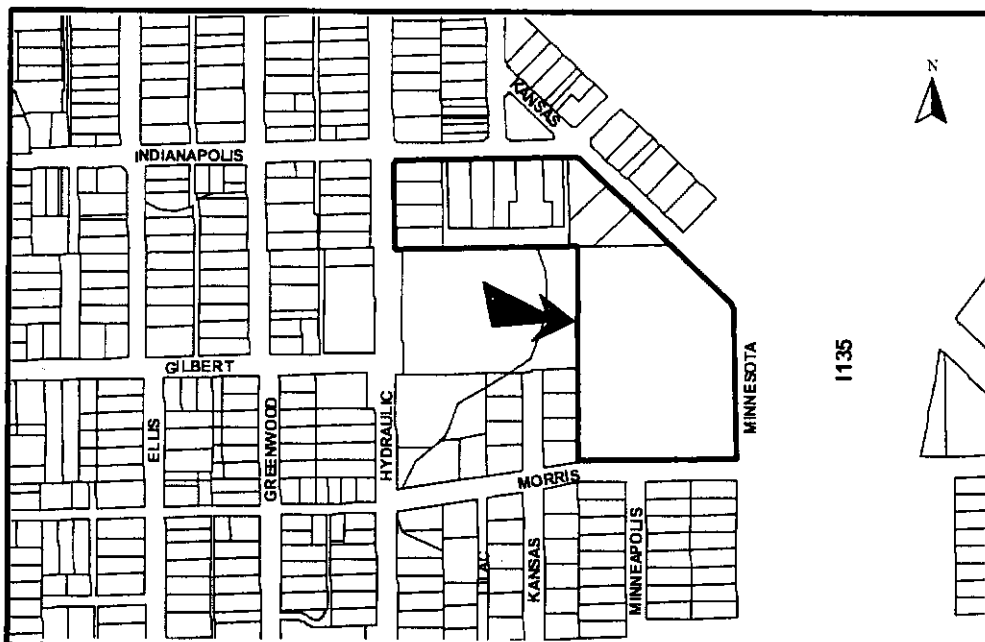
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 3.73 acres

**CURRENT ZONING:** B, Multi-Family Residential

**PROPOSED ZONING:** PUD, Planned Unit Development

**VICINITY MAP**



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**NOTE:** This is a replat of the Adolescent Addition and a portion of the Kellogg Terrace Addition.

The site has been approved for a zone change (PUD #11) from B, Multi-Family Residential to PUD, Planned Unit Development.

**Planning Staff recommends approval of the plat.**

**STAFF COMMENTS:**

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions 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. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along the south 40 feet of the Hydraulic frontage. **Traffic Engineering has requested complete access control along Hydraulic.**
- E. **Traffic Engineering** has requested 10 feet of additional street right-of-way along Hydraulic. The Access Management Regulations require a 60-ft half-street right-of-way width along urban arterials.
- F. **Traffic Engineering** has requested 5 feet of additional right-of-way along Indianapolis and Kansas Ct.
- G. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Sedgwick County Juvenile Complex Planned Unit Development (PUD #11).
- H. The setback along Kansas Court does not conform with the building setback line which was established by the PUD.
- I. **City Water and Sewer Department** needs to comment on the proposed wall located along the west property line of Lot 2 which is within a 15-ft utility easement.
- J. 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.
- K. 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.
- L. 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.)

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- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.

CLOSURE - SEDGWICK COUNTY JUVENILE DETENTION CENTER

Pt. #1 North: 4277.1803 East : 8023.4905  
 Line Course: S 89-35-38 W Length: 499.88  
 Pt. #2 North: 4273.6372 East : 7523.6231  
 Line Course: N 00-00-00 E Length: 256.96  
 Pt. #3 North: 4530.5972 East : 7523.6231  
 Line Course: N 89-33-18 E Length: 476.10  
 Pt. #4 North: 4534.2949 East : 7999.7087  
 Line Course: N 89-51-24 E Length: 6.44  
 Pt. #5 North: 4534.3110 East : 8006.1487  
 Curve Length: 39.26 Radius: 50.00  
     Delta: 44-59-22 Tangent: 20.71  
     Chord: 38.26 Course: S 67-42-04 E  
     Course In: S 00-11-45 E Course Out: N 44-47-37 E  
 RP North: 4484.3113 East : 8006.3196  
 Pt. #6 End North: 4519.7938 East : 8041.5474  
 Line Course: S 45-16-27 E Length: 342.01  
 Pt. #7 North: 4279.1162 East : 8284.5394  
 Line Course: S 45-16-27 E Length: 228.00  
 Pt. #8 North: 4118.6691 East : 8446.5293  
 Curve Length: 55.31 Radius: 70.00  
     Delta: 45-16-12 Tangent: 29.19  
     Chord: 53.88 Course: S 22-38-13 E  
     Course In: S 44-43-41 W Course Out: N 89-59-53 E  
 RP North: 4068.9373 East : 8397.2674  
 Pt. #9 End North: 4068.9397 East : 8467.2674  
 Line Course: S 00-00-00 W Length: 412.38  
 Pt. #10 North: 3656.5597 East : 8467.2674  
 Line Course: S 89-38-19 W Length: 443.79  
 Pt. #11 North: 3653.7605 East : 8023.4862  
 Line Course: N 00-00-00 E Length: 623.42  
 Pt. #1 North: 4277.1805 East : 8023.4862

