

**STAFF REPORT**  
(Overall Preliminary Plat, Revised Final Plat)

**CASE NUMBER:** SUB 2004-140 -- WATERWALK PHASE 1 ADDITION

**OWNER/APPLICANT:** City of Wichita, Property Management, 13th Floor, Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Johnson & Associates, Inc., Attn: Tim Johnson, 100 E. California, 3rd Floor, Oklahoma City, OK 73104

**LOCATION:** North of Kellogg, West of Broadway

**SITE SIZE:** 22.12 acres (overall preliminary plat); 6.06 acres (final plat)

<b>NUMBER OF LOTS</b>	<b>(Preliminary)</b>	<b>(Final)</b>
Residential:		
Office:		
Commercial:	9	2
Industrial:	3	2
Total:	12	4

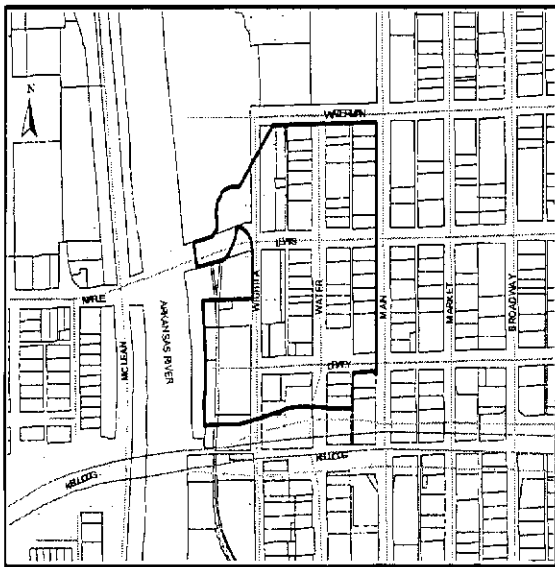
**MINIMUM LOT AREA:** 16,995 sq. ft.

**CURRENT ZONING:** LI, Limited Industrial; GC, General Commercial, CDB, Central Business District

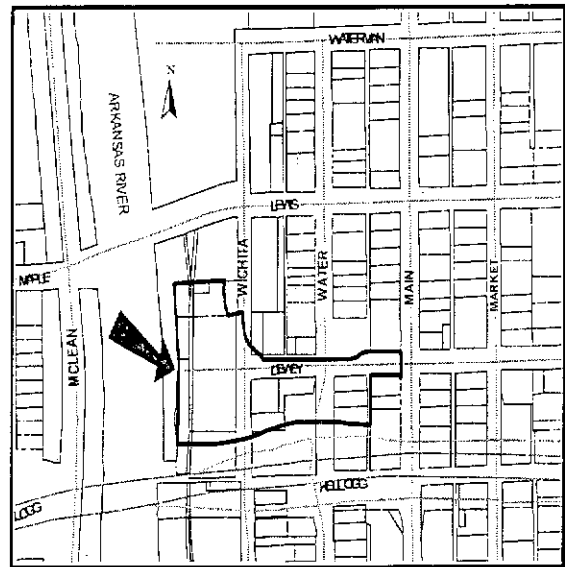
**PROPOSED ZONING:** Same

**VICINITY MAPS**

*Overall Preliminary*



*Final*



**NOTE:** The overall preliminary plat is a replat of the Eastbank 1st Addition, East Bank Development Addition, Kelley's Addition, Grieffenstein's 3<sup>rd</sup> and 5<sup>th</sup> Additions, Sutton's Reserve Addition and the River Addition. This replat includes the vacation and relocation of portions of Wichita Street, Water, Dewey, Lewis and Waterman.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site.
- 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. *A drainage easement is needed to correspond with the storm sewer denoted on the drainage plan.*
- D. "Utility easements" need to be denoted on final plat as proposed on preliminary plat.
- E. Block numbers or letters shall be designated on the face of both the overall preliminary and final plats. Blocks shall encompass property bounded by streets.
- F. The owner's certificate shall reference "lots, blocks and streets".
- G. Benchmarks need added.
- H. Recording data for U.S. 54 needs added.
- I. The plat's text needs to reference access control and minimum pad.
- J. A solid line is needed between Lots 1 and 2.
- K. C16 and C17 need to be combined to make one curve.
- L. The utility easements need located.
- M. The plat shall denote reference ties to previously platted lot corners (including city re-survey).
- N. The plat shall denote distance and direction to the monuments used to locate the land described in the certificate of survey.
- O. The plat's text shall note the dedication of the streets to and for the use of the public.
- P. On the overall preliminary plat, Traffic Engineering has requested complete access control along the Main Street frontage. The Dewey Street opening along Main is limited to rights-in/out movements which should be denoted on the face of the plat. Distances should be shown for all segments of access control. The final plats in subsequent phases shall reference the dedication of access controls in the plat's text.

- Q. The Applicant has denoted building footprints on the overall preliminary plat which represent adjustments of the Zoning Code standards for the LI, Limited Industrial and GC, General Commercial Districts. The applicant is advised to include proposed setbacks on the Waterwalk Phase One Addition and subsequent final plats. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- R. The applicant shall meet with Traffic Engineering regarding adjustment of the angle of the intersection of Waterman and Lewis on the overall preliminary plat.
- S. The right-of-way width for Main Street needs to be denoted on the overall preliminary plat and the final plat.
- T. The Applicant is advised of the need for potential KDOT approval for off-site parking to the south as denoted on the overall preliminary plat.
- U. A temporary road easement for the existing Dewey, Water and Wichita rights-of-way will need to be established by separate instrument until the new street alignments are completed.
- V. The platlor's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b)."
- W. The language "public roadway and utility easement" denoted within the street right-of-way should be deleted.
- X. The signature line for the Deputy within the Register of Deeds certificate needs to be revised to reference "Tonya Buckingham".
- Y. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- Z. Due to the portion of the site zoned LI, Limited Industrial the applicant should meet with MAPD Current Plans to discuss the need for a zone change to allow for proposed uses.
- AA. GIS has requested that the overall preliminary plat include a label for the portion of Wichita St abutting the west property line of Lot 7.
- BB. 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.)
- CC. 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.
- DD. 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.

- EE. 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.
- FF. 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.
- GG. Perimeter closure computations shall be submitted with the final plat tracing.
- HH. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- II. 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.
- JJ. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

# SEDGWICK COUNTY EXEMPTIONS

□ 20 Acre Rule Residential or  
Agricultural (unincorporated  
areas only)

■ Areas Under Separate  
Regulations Sec 3-102

— 3-Mile Ring - 1968

