

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-115 -- VIA CHRISTI-WEST ADDITION

OWNER/APPLICANT: Via Christi Regional Medical Center, Inc., Attn: Art Huber, 929 N. St. Francis, Wichita, KS 67214

AGENT: Hammes Company, Attn: Scott LaTulipe, 815 Walker St., Ste. 850, Houston, TX 77002

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

LOCATION: East side of 151st St. West, North side of 21st St. North (District III)

SITE SIZE: 113.79 acres

NUMBER OF LOTS

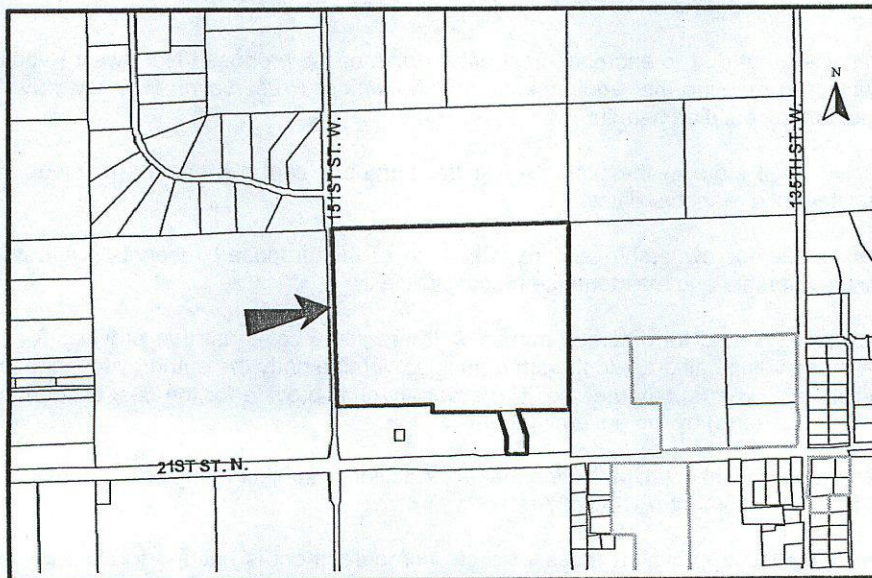
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 107.94 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



SUB 2007-115 -- Preliminary Plat of VIA CHRISTI-WEST CAMPUS ADDITION
December 27, 2007 - Page 2

NOTE: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (PUD 2007-04) from SF-20, Single-Family Residential to PUD, Planned Unit Development.

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department has required the applicant to guarantee the extension of City water and sanitary sewer (main and lateral) to serve the lot being platted in accordance with the Water Utilities master plan.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs the applicant's drainage concept. There may be need for additional easements and minimum pads based upon the drainage plan. A LOMR is needed for building in the flood fringe.
- D. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets.
- E. County Engineering has requested that all access openings along 151st St. West be a minimum of 20-feet wide. County Engineering recommends a maximum of three openings on 151st St. West. The plat proposes four access openings along 151st St. West and one opening along 21st St. North. The plat specifies the openings shall be in accordance with access management standards.
- F. County Fire Department notes that the property is not located in the city limits of Wichita. Item #20 of the PUD2007-00004 needs to reflect the Sedgwick County Fire Code.
- G. Access drives will need to conform to the requirements of the Sedgwick County service drive code, particularly Division 2 of said code. It is noted an existing access to a tower conflicts with the access drive policy.
- H. Sedgwick County Fire Department advises that on-site water for fire protection must be provided on-site that meets or exceeds the fire flow requirements of the Sedgwick County Fire Code.
- I. County Engineering requires a guarantee for reconstruction of 151st St. West.
- J. The applicant is advised that due to encroachment of a portion of the proposed Northwest Bypass on this plat, the property is subject to meeting the requirements of the Corridor Preservation Plan Overlay District (CP-O) prior to the issuance of any building permits.
- K. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- M. 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.
- N. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Via Christi-West Campus Planned Unit Development (PUD 2007-04).
- O. In accordance with the PUD approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- P. 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.
- Q. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.

SUB 2007-115 -- Preliminary Plat of VIA CHRISTI-WEST CAMPUS ADDITION
December 27, 2007 - Page 3

- R. 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.
- S. 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.
- T. 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.)
- U. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. 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.
- AA. 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.



TRANSMITTAL

TO: Vicky Huang, PE
COMPANY: City of Wichita
ADDRESS: City Hall
CITY/STATE: Wichita, Kansas

FROM: Trevor Kurth, PE
DATE: 1-15-08
PROJECT: Via Christi West Campus
PROJECT NUMBER:

RE: Via Christi West Campus Drainage/Grading Plans

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	1-15-08	Via Christi West Campus Drainage/Grading Plans

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED, AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

SIGNED: _____
Trevor R. Kurth, P.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/27/07)

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LOCATION: East side of 151st St. West, North side of 21st St. North (District III)

SITE SIZE: 113.79 acres

NUMBER OF LOTS

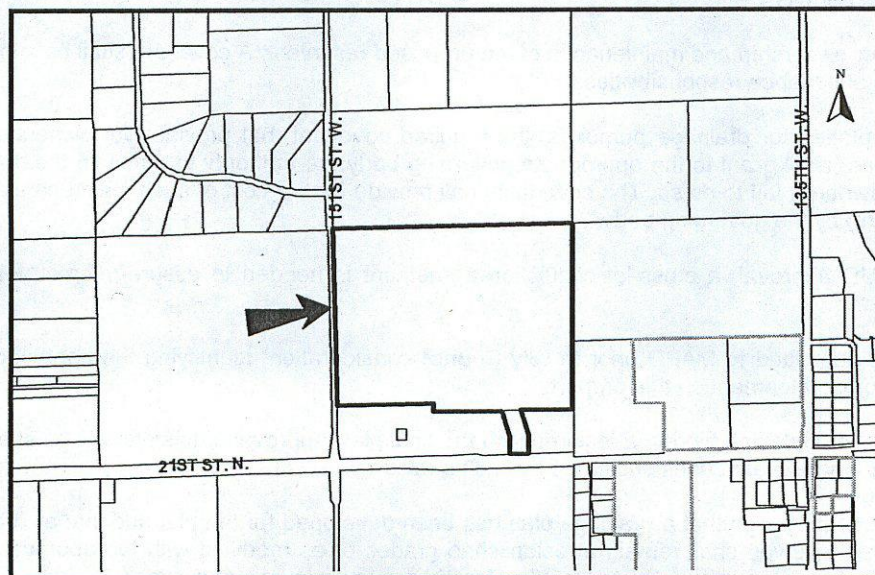
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 107.94 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



SUB 2007-115 -- Final Plat of VIA CHRISTI-WEST CAMPUS ADDITION
January 31, 2008 -- Page 2

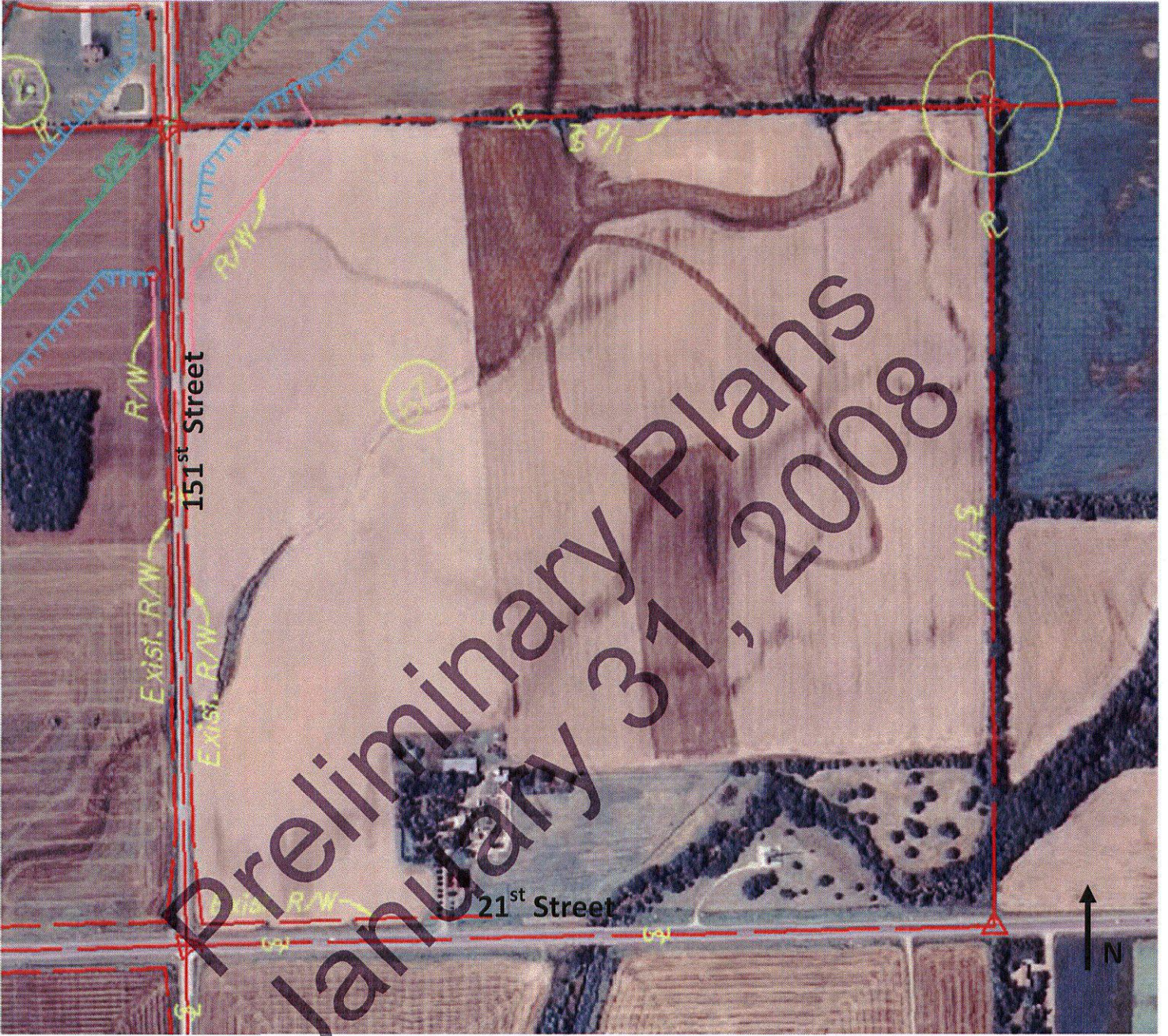
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STAFF COMMENTS:

- A. City of Wichita Water Utilities Department has required the applicant to guarantee the extension of City water and sanitary sewer (mains and laterals) to serve the lot being platted in accordance with the Water Utilities master plan. An outside-the-city water and sewer agreement shall be provided.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering advises the drainage plan has FEMA Zone A boundary located under/through the building location.
- D. County Engineering has approved access controls and requested that all access openings along 151st St. West be a minimum of 20-feet wide. The plat proposes four access openings along 151st St. West and one opening along 21st St. North. The plat specifies the openings shall be in accordance with access management standards.
- E. County Fire Department notes that the property is not located in the city limits of Wichita. Item #20 of the PUD2007-00004 needs to reflect the Sedgwick County Fire Code.
- F. Access drives will need to conform to the requirements of the Sedgwick County service drive code, particularly Division 2 of said code. It is noted an existing access to a tower conflicts with the access drive policy.
- G. Sedgwick County Fire Department advises that on-site water for fire protection must be provided on-site that meets or exceeds the fire flow requirements of the Sedgwick County Fire Code.
- H. County Engineering requires a guarantee for reconstruction of 151st St. West.
- I. County Surveying requires a minimum building pad datum.
- J. The applicant is advised that due to encroachment of a portion of the proposed Northwest Bypass on this plat, the property is subject to meeting the requirements of the Corridor Preservation Plan Overlay District (CP-O) prior to the issuance of any building permits.
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- L. 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.
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SUB 2007-115 -- Final Plat of VIA CHRISTI-WEST CAMPUS ADDITION
January 31, 2008 -- Page 3

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- 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.
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- 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.
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Gunzelman, Paul

From: Howard Lubliner [Howardl@ksdot.org]
Sent: Monday, February 04, 2008 12:50 PM
To: Gunzelman, Paul
Subject: RE: pdf

Paul,

We will be available at 8:30 on Friday. Since I will probably involve a couple of people from our staff, please call our conference room phone at 785-296-7199.

Does the city have the project plan sheets for this area? Mike Jacobs should have a copy. If not I will try and get the sheets scanned and e-mail to you in advance of the meeting so we can use them in our discussion.

Howard

From: Gunzelman, Paul [mailto:PGunzelman@wichita.gov]
Sent: Monday, February 04, 2008 12:37 PM
To: Howard Lubliner
Cc: Phil Meyer (E-mail)
Subject: RE: pdf

I would like to make the teleconference at 8:30 on Friday morning. Howard, I will give you call. Phil, please come to Engineering and we will use the speaker phone.

-----Original Message-----

From: Howard Lubliner [mailto:Howardl@ksdot.org]
Sent: Thursday, January 31, 2008 2:00 PM
To: Gunzelman, Paul
Cc: Phil Meyer (E-mail)
Subject: RE: pdf

I am currently available for a teleconference call on:

2/4 afternoon

2/5 afternoon

2/6 anything but 11a to 1p

2/7 afternoon

2/8 morning

Just let me know what you decide and what information you need from us ahead of time.

Howard

From: Gunzelman, Paul [mailto:PGunzelman@wichita.gov]
Sent: Thursday, January 31, 2008 1:56 PM
To: Howard Lubliner
Cc: Phil Meyer (E-mail)
Subject: pdf

Howard,

I have recieved additional information from the consultant regarding this site. It might be worth a teleconference call next week...

<<VIACHRISTI-West-pud-1-31-08.pdf>>

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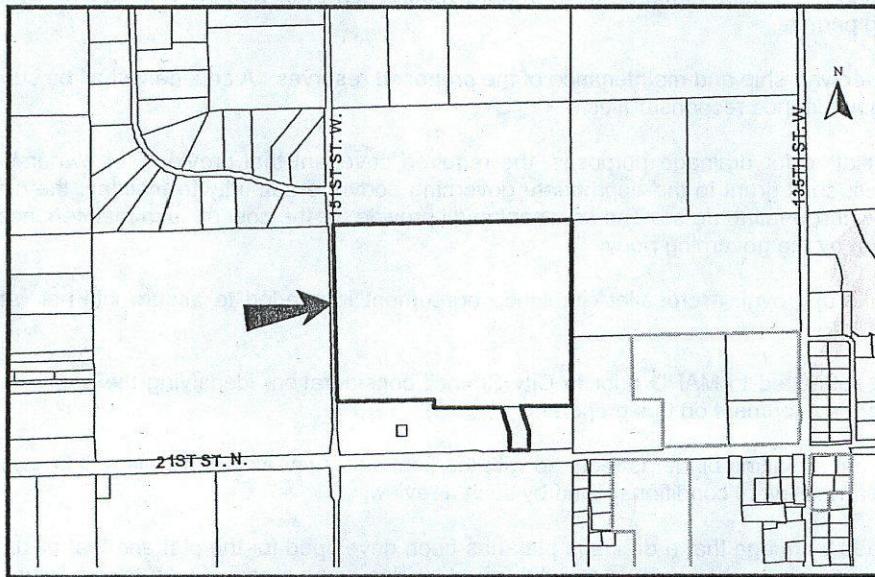
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Gunzelman, Paul

From: Howard Lubliner [HowardL@ksdot.org]
Sent: Monday, February 18, 2008 4:42 PM
To: Phil Meyer
Cc: Gunzelman, Paul; jweber@sedgwick.gov; Allan Allford; Art Huber; bwooten@baughmanco.com; Rob Stork; Benny Tarverdi; Corky Armstrong; Christopher Small
Subject: RE: Via Christi West Addition, KDOT Project 254-87 K-8234-01

Phil,

First, I would like to express KDOT's appreciation for the willingness of Via Christi to consider the Northwest Wichita Bypass in their development and to plat in such a way that will not put structures in the path of our proposed highway. Your offer to include a building set back around our proposed highway right-of-way is welcome and we look forward to an opportunity to discuss a friendly purchase agreement in the future.

As requested we've provided a description of the proposed right-of-way across the property you are platting. If you need additional information beyond this please let me know and we will provide what we can.

With regard to the purchase agreement, we ask that Via Christi's representative please contact Rob Stork, KDOT's right-of-way manager for this project. Rob can be reached via e-mail at rstork@ksdot.org or by phone at 785-296-3501. Currently our right-of-way staff is working vigorously with other areas on the NW Wichita Bypass so your patience is greatly appreciated.

As always please let me know if you have further questions,

Howard Lubliner
 KDOT – Road design

From: Phil Meyer [mailto:pmeyer@baughmanco.com]
Sent: Tuesday, February 12, 2008 1:51 PM
To: Howard Lubliner
Cc: Paul Gunzelman (pgunzelman@wichita.gov); Jim Weber (Weber, James E [jweber@sedgwick.gov]); Allan Allford; Art Huber; Brent Wooten (bwooten@baughmanco.com)
Subject: Via Christi West Addition

Howard,

I talked with Allan Alford with Via Christi. Mr. Alford has always stated to Baughman Company that they do not want to be a burden to KDOT in your right-of-way acquisition. Via Christi's present plans intentionally avoid your future area of right-of-way. Via Christi does not wish to dedicate this right-of-way through the platting process, but plans to work with KDOT on a friendly purchase agreement.

Mr. Alford is the Via Christi representative that traveled to Topeka and visited with KDOT prior to purchasing this property. He has stated to me that keeping their development out of your future right-of-way and completing a friendly purchase agreement matches the conversation Via Christi had with KDOT at the time of his visit.

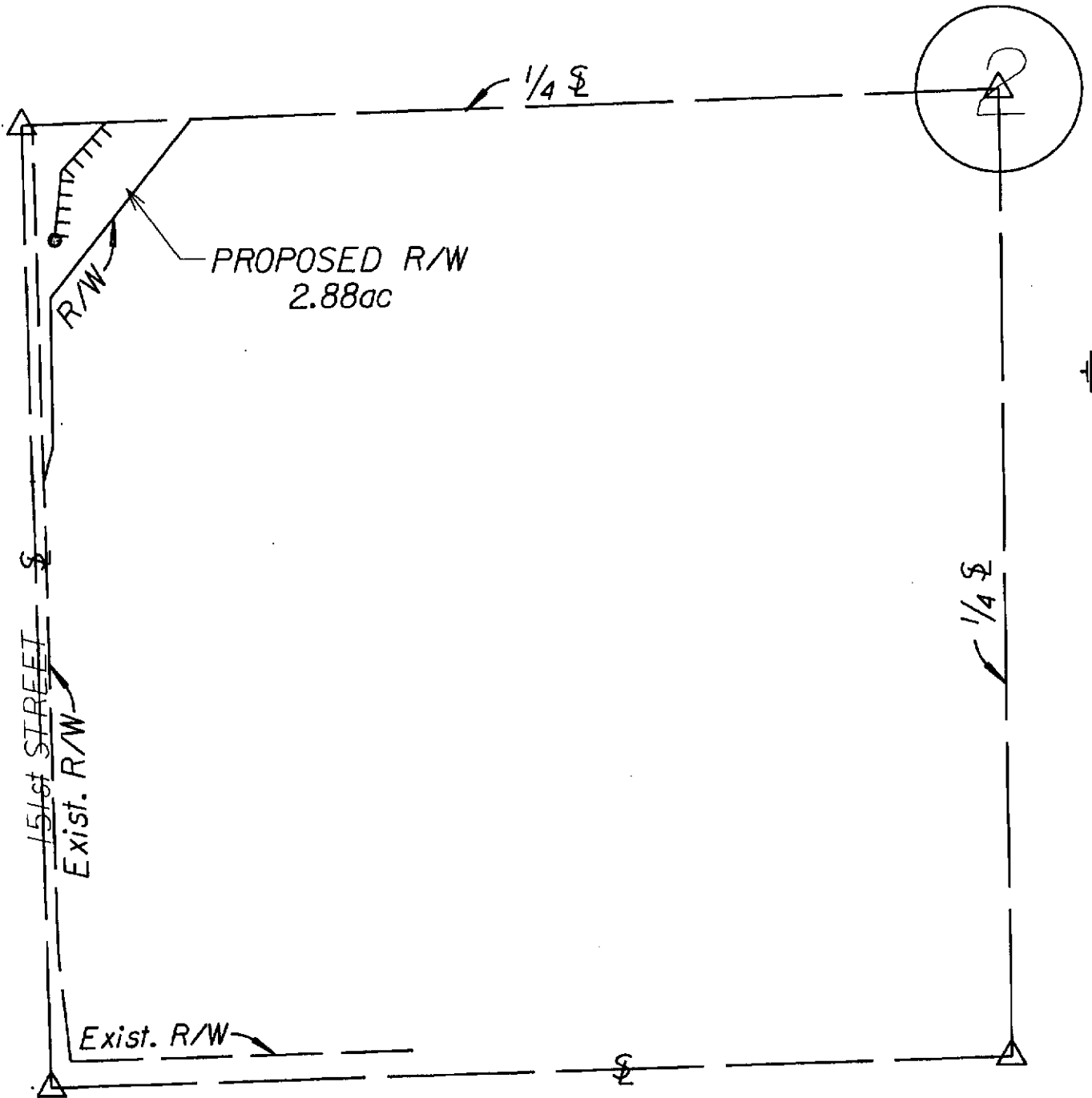
We are proposing and offering to plat a building setback along the area of your future right-of-way to ensure that Via Christi can not develop a building in the area. Can you please prepare a legal and/or exhibit that you would like us to use for a building setback line?

2/19/2008

Phil Meyer
Baughman Company, P.A.
(316) 262-7271

VIA CHRISTI
254-87 K-8234-01
SEDGWICK COUNTY
SW 1/4, SEC 2, T27S, R2W
2-13-08

3
3148



SCALE = 1" = 400'

254-87 K-8234-01
SEDGWICK COUNTY

FEBRUARY 13, 2008

PROPOSED LEGAL DESCRIPTION PER PRELIMINARY PLANS

A tract of land in the Southwest Quarter of Section 2, Township 27 South, Range 2 West of the 6th P.M., described as follows: BEGINNING at the Northwest corner of said Quarter Section; FIRST COURSE, thence on an assumed bearing of South 01 degree 15 minutes 02 seconds East, 970.11 feet along the West line of said Quarter Section; SECOND COURSE, thence North 88 degrees 44 minutes 43 seconds East, 30.00 feet to the East right of way line of a public road; THIRD COURSE, thence North 15 degrees 26 minutes 57 seconds East, 104.40 feet; FOURTH COURSE, thence North 00 degrees 32 minutes 04 seconds West, 400.03 feet; FIFTH COURSE, thence North 39 degrees 06 minutes 44 seconds East, 619.66 feet to the North line of said Quarter Section; SIXTH COURSE, thence South 88 degrees 29 minutes 54 seconds West, 466.31 feet along said North line to the POINT OF BEGINNING. The above described tract contains 3.55 acres, which includes 0.67 acres of existing right of way, resulting in an acquisition of 2.88 acres, more or less.

This conveyance is made for the purpose of a controlled access highway and the grantor hereby releases and relinquishes to the grantee any and all abutters' rights of access to said highway, appurtenant to grantors remaining property; except and reserving, however, to the grantor, his heirs and assigns, the right of access to a frontage road and 151st Street over and across the following described courses: ALL of said THIRD, FOURTH, and FIFTH COURSES, said frontage road will be connected to the highway only at such points as may be established by public authority.

The Secretary may install a fence or other device to delineate the above described controlled access highway facility. If such fence or other device is installed, the Secretary assumes no legal or other responsibility for fencing private property.

CLOSURE - VIA CHRISTI - WEST CAMPUS ADDITION

PT 01	North: 19544.4728		East : 30042.8734
Line	Course: N 01-15-00 W	Length: 1953.6400	
PT 02	North: 21497.6479		East : 30000.2550
Line	Course: N 88-30-03 E	Length: 2658.2000	
PT 03	North: 21567.1928		East : 32657.5451
Line	Course: S 00-14-39 E	Length: 2060.1200	
PT 04	North: 19507.0915		East : 32666.3243
Line	Course: S 88-37-55 W	Length: 561.0700	
PT 05	North: 19493.6961		East : 32105.4142
Line	Course: S 15-11-43 E	Length: 248.5600	
PT 06	North: 19253.8262		East : 32170.5642
Line	Course: S 47-17-38 E	Length: 365.5500	
PT 07	North: 19005.8963		East : 32439.1858
Line	Course: S 01-21-59 E	Length: 70.0000	
PT 08	North: 18935.9162		East : 32440.8550
Line	Course: S 88-38-01 W	Length: 456.6200	
PT 09	North: 18925.0278		East : 31984.3648
Line	Course: N 01-18-29 W	Length: 276.5200	
PT 10	North: 19201.4757		East : 31978.0525
Line	Course: N 15-11-43 W	Length: 297.7200	
PT 11	North: 19488.7868		East : 31900.0172
Line	Course: S 88-37-55 W	Length: 745.5000	
PT 12	North: 19470.9882		East : 31154.7297
Line	Course: N 01-14-41 W	Length: 99.9400	
PT 13	North: 19570.9046		East : 31152.5587
Line	Course: S 88-38-09 W	Length: 1110.0000	
PT 01	North: 19544.4789		East : 30042.8733

MISCLOSURE:

Line	Course: S 01-04-13 E	Length: 0.0061	
	North: 19544.4728		East : 30042.8734