

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-77 - VIA CHRISTI REGIONAL MEDICAL CENTER, INC.
ADDITION

OWNER/APPLICANT: Via Christi Regional Medical Center, Inc., Attn: Robert C. Copple,
P.E., 3600 E. Harry, Wichita, KS 67218

SURVEYOR/ENGINEER: P.E.C., P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS
67202

LOCATION: Northeast corner of Murdock and Topeka

SITE SIZE: 5.6 Acres

NUMBER OF LOTS

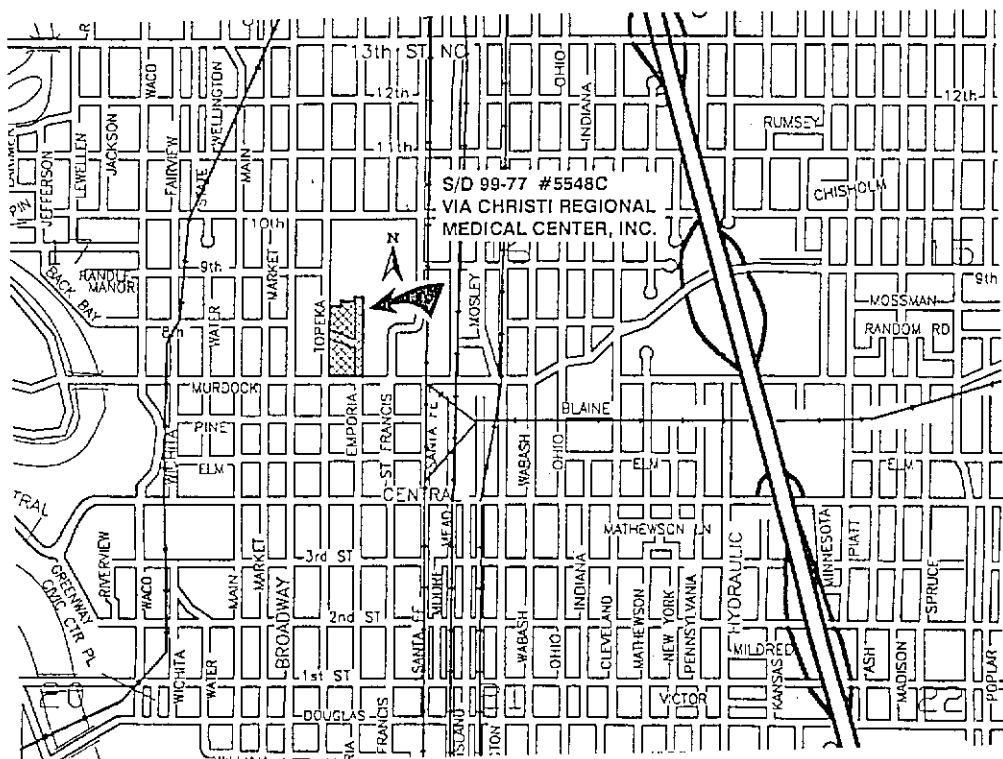
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.6 Acres

CURRENT ZONING: B, Multi-Family Residential
GC, General Commercial

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



Note: This site has been approved for a zone change (Z-3334) from B, Multi-Family Residential to GC, General Commercial and is also subject to Amendment #1 of the Via Christi Regional Medical Center, Inc. St. Francis Campus Commercial Community Unit Plan (DP-132). It consists of a replat of St. Francis Regional Medical Center Addition, Clio Addition, Tuttle's Addition, Ross 3rd Addition, and Homestead Addition; and includes the vacation of Emporia Avenue. A rehearing of the zone change and CUP Amendment has been scheduled due to notification of leaseholders of a portion of the property.

STAFF COMMENTS:

- A. Prior to this plat being heard by the MAPC, the zone change and CUP Amendment shall have been approved.
- B. City water and sewer appears to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Topeka and two access openings along Murdock. The plat also denotes 150 feet of complete access control along both perimeter streets from the intersection in accordance with the Subdivision regulations. The applicant shall guarantee the closure of the street returns for Emporia. Distances shall be shown for all segments of access control.
- F. Traffic Engineering needs to comment on the need for traffic improvements (e.g. westbound right-turn lane along Murdock, signal modifications, etc.)
- G. Traffic Engineering needs to comment on the need for dedication of additional right-of-way along perimeter streets; particularly additional right-of-way along Murdock for a potential westbound right turn lane.
- H. On the final plat, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Community Unit Plan DP-132, Amendment #1.
- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- J. 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.

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR VIA CHRISTI
MEDICAL CENTER, INC. ADDITION

1068 North: 5041.5000 East : 5430.5388

Line Course: N 00-33-51 E Length: 564.50'

1069 North: 5605.9726 East : 5436.0971

Line Course: N 89-59-25 E Length: 145.29'

324 North: 5605.9973 East : 5581.3871

Line Course: N 00-34-56 E Length: 121.18'

1070 North: 5727.1710 East : 5582.6185

Line Course: N 89-53-13 E Length: 149.89'

65 North: 5727.4668 East : 5732.5082

Line Course: N 00-34-59 E Length: 30.00'

72 North: 5757.4652 East : 5732.8135

Line Course: N 89-53-13 E Length: 80.00'

1071 North: 5757.6233 East : 5812.8183

Line Course: S 00-34-59 W Length: 570.15'

67 North: 5187.5028 East : 5807.0178

Line Course: S 00-32-05 W Length: 45.01'

68 North: 5142.4948 East : 5806.5979

Line Course: S 00-32-05 W Length: 101.00'

1072 North: 5041.4992 East : 5805.6555

Line Course: N 90-00-00 W Length: 375.13'

1068 North: 5041.5000 East : 5430.5388

Perimeter: 2182.14 Area: 242,051 sq.ft. OR 5.56 acres