

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-10 -- WOODBOROUGH ADDITION

OWNER/APPLICANT: Charlie Wilson, Berexco, Inc., P.O. Box 20380, Wichita, KS 67208

SURVEYOR/ENGINEER: AM Consulting, 142 N. Emporia, Wichita, KS 67202

LOCATION: East side of Woodlawn Blvd., South of 21st St. North

SITE SIZE: 7.32 Acres

NUMBER OF LOTS

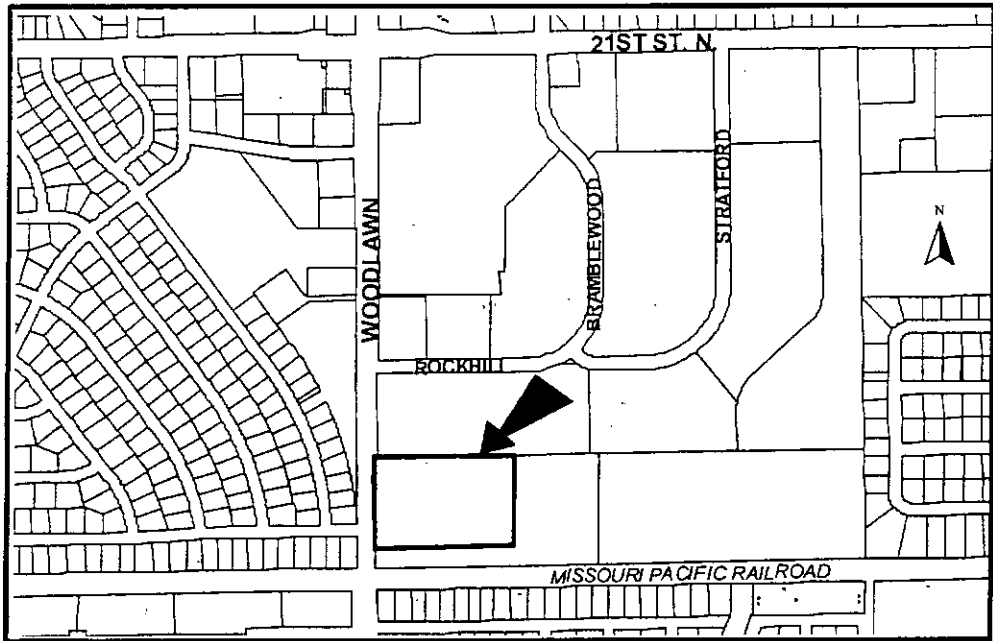
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 1.29 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2004-10 -- One-Step Final Plat of WOODBOROUGH ADDITION
February 12, 2004 - Page 2

NOTE: The site has been approved for a zone change (ZON 2002-57) from SF-5, Single-Family Residential to LC, Limited Commercial. The Woodborough Commercial Community Unit Plan (CUP 2002-39, DP-263) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sewer to serve the lots being platted. City Engineering needs to comment on the need for other 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. County Surveying advises that the utility easement by separate instrument and the KG&E easement need sufficient ties to locate them definitely with respect to the subdivision.
- E. In accordance with the CUP approval, the following transportation improvements are required:
 - 1. A decel lane and an improvement to create a fifth turn lane on Woodlawn is needed, with a raised center median on Woodlawn across from the right in/right out opening, the applicant assuming their share of all improvements on Woodlawn.
 - 2. The applicant shall conduct a limited traffic study. Based on the findings of that study, the applicant shall propose a sequenced plan for the required improvements on Woodlawn.
 - 3. If the 17th Street intersection is determined to require signalization, the developer shall guarantee the signalization.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along Woodlawn. Distances should be shown for all segments of access control. *The north opening is limited to rights-in/out movements which should be denoted on the face of the plat.*
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Woodborough Commercial CUP (CUP 2002-39; DP-263).
- I. City Water and Sewer Department needs to comment on the wall easement located along the north and south property line which is within a 10-ft utility easement. The Subdivision Regulations require that wall easements are platted separately from utility easements or require the execution of a Hold Harmless Agreement.
- J. The wall easement shall be referenced in the plat's text.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- M. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

- N. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- O. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- P. The year "2004" needs to replace "2003" within the signature blocks.
- Q. 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.
- R. 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.
- S. 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.)
- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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) . This will be used by the City and County GIS Department.

REVISED

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(One-Step Final Plat)

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NUMBER OF LOTS

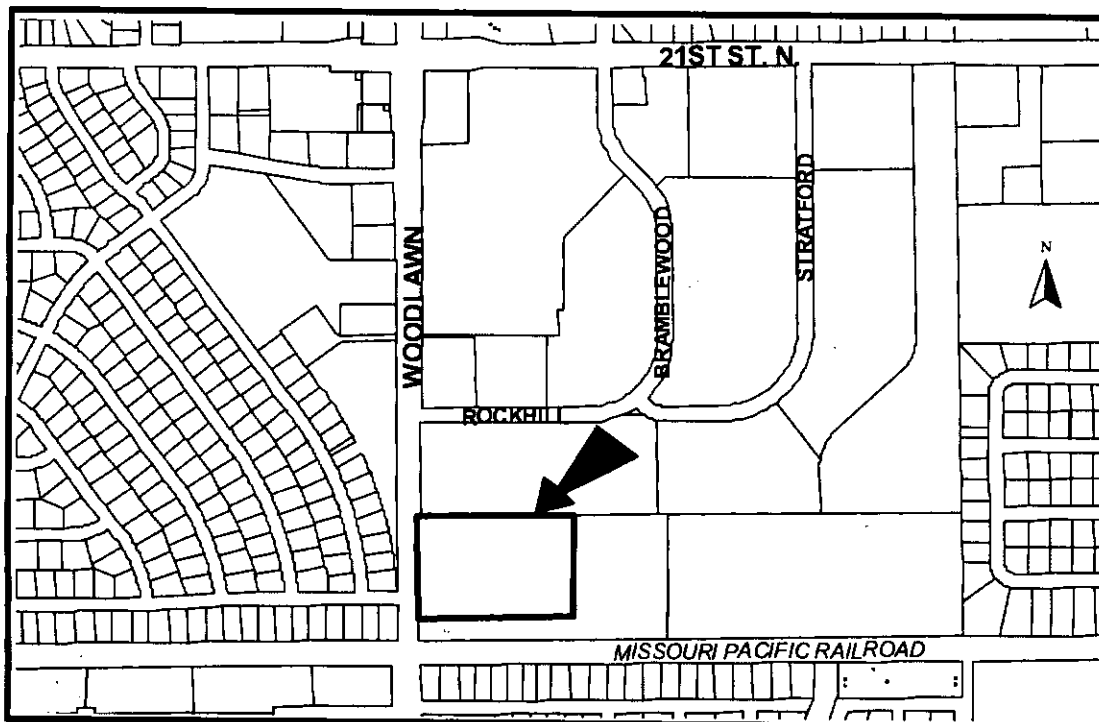
Residential:	
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Commercial:	4
Industrial:	—
Total:	<u>4</u>

MINIMUM LOT AREA: 1.29 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



SUB 2004-10 -- One-Step Final Plat of WOODBOROUGH ADDITION
February 26, 2004 - Page 2

NOTE: The site has been approved for a zone change (ZON 2002-57) from SF-5, Single-Family Residential to LC, Limited Commercial. The Woodborough Commercial Community Unit Plan (CUP 2002-39, DP-263) was also approved for this site.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sewer to serve the lots being platted. The 10-ft north-south utility easement for the sewer line needs to be increased to 20 feet. The 30' x 5' utility easement along the north property line needs to be increased to 30' x 20'.
- 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 plan is needed. A reserve is needed for on-site detention.~~
- D. County Surveying advises that the utility easement by separate instrument and the KG&E easement need sufficient ties to locate them definitely with respect to the subdivision.
- E. In accordance with the CUP approval, the following transportation improvements are required:
1. A decel lane and an improvement to create a fifth turn lane on Woodlawn is needed, with a raised center median on Woodlawn across from the right in/right out opening, the applicant assuming their share of all improvements on Woodlawn.
 2. The applicant shall conduct a limited traffic study. Based on the findings of that study, the applicant shall propose a sequenced plan for the required improvements on Woodlawn.
 3. If the 17th Street intersection is determined to require signalization, the developer shall guarantee the signalization.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along Woodlawn. Distances should be shown for all segments of access control. The north opening is limited to rights-in/out movements which should be denoted on the face of the plat.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Woodborough Commercial CUP (CUP 2002-39, DP-263).
- I. City Water and Sewer Department needs to comment on the wall easement located along the north and south property line which is within a 10-ft utility easement. The Subdivision Regulations require that wall easements are platted separately from utility easements or require the execution of a Hold Harmless Agreement. Westar Energy has requested the 10-ft utility easement be located outside of the wall easement along the north and south property lines. City Water and Sewer Department has requested a Hold Harmless Agreement with a removable section of wall to access sewer along the north property line. In the event a non-masonry wall is constructed a Hold Harmless Agreement will not be needed; however a CUP adjustment will need to be approved by MAPD.

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February 26, 2004 - Page 3

- J. The wall easement shall be referenced in the plat's text.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. The City Council certification needs to be revised to reference Carlos Mayans, Mayor.
- M. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".
- N. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- O. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
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- W. 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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February 26, 2004 - Page 4

- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. **Westar Energy has requested an additional 10-ft of utility easement located outside of the wall easement.**
- AA. 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) . This will be used by the City and County GIS Department.

STAFF REPORT
(One-Step Final Plat Deferred 2/26/04)

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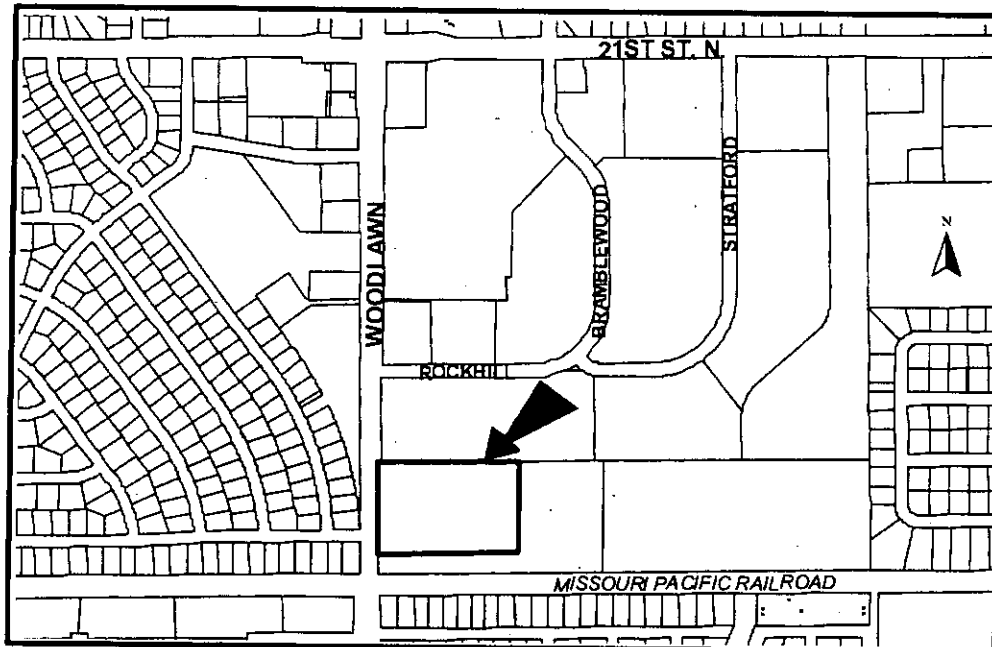
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POE & ASSOCIATES, INC.

5940 E. Central, Suite 200
Wichita, Kansas 67208

CONSULTING ENGINEERS

(316) 685-4114
FAX: (316) 685-4444

July 19, 2005

Mr. Paul Gunzelman, PE
City of Wichita
455 N. Main; 7th Floor
Wichita, KS 67202

RECEIVED

JUL 28 2005

CITY - ENGINEERING

**RE: Woodborough Addition
17th & Woodlawn
TRAFFIC STUDY**

Dear Paul:

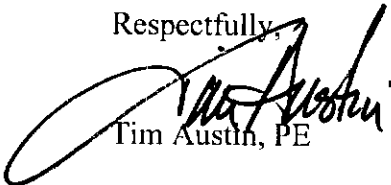
This letter is to follow up my recent conversation with you.

On behalf of our client, we are requesting that the zoning/platting requirement for a limited traffic study be temporarily waived. As we went through the zoning and platting process, there was some uncertainty about if and when a traffic signal would be warranted for the intersection of 17th and Woodlawn. The discussion at the time was for a study to be undertaken that would determine the warrants for a signal and a "trigger" for the point in which development created a demand for street improvements.

Any study now will not accurately reflect future traffic conditions and improvements needed for such. Therefore, we are asking that the requirement for the traffic study be waived until after the development has begun. As a solution, we can simply covenant that a traffic study will be done at the request of the traffic engineer when later conditions warrant.

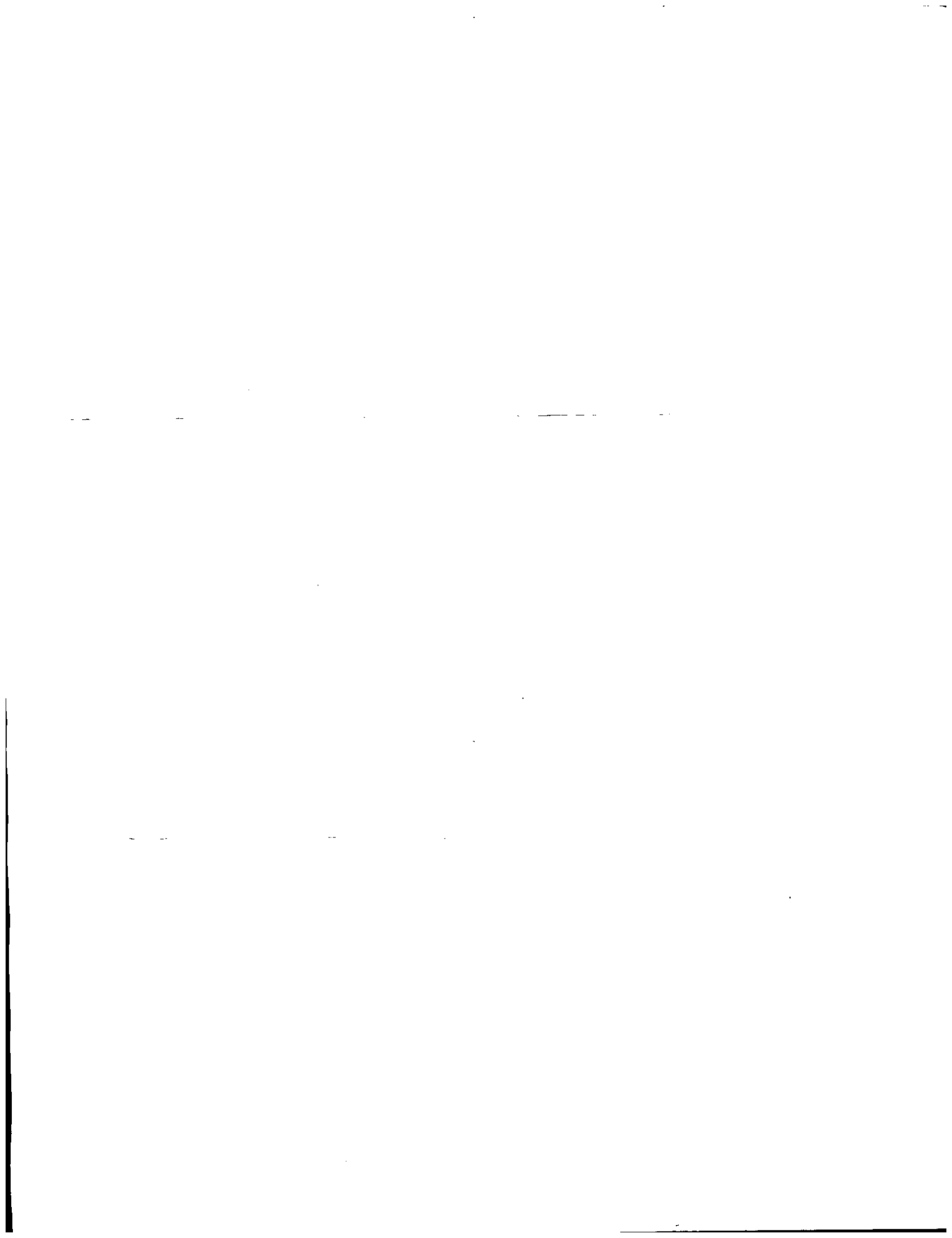
Please let me know if this proposal is acceptable to you. Please let me know if you have any questions or comments.

Respectfully,



Tim Austin, PE

Cc: Charlie Wilson
Vicky Huang
Neil Strahl





Department of Public Works

September 2, 2005

Tim Austin
Poe & Associates
5940 E. Central, Suite 200
Wichita, Kansas 67208

Re: Woodborough Addition

Dear Mr. Austin,

This letter is a follow up to your recent request to wave the traffic study for this addition until after development has begun.

I am willing to postpone this traffic study until a future date. I would like to have the option to require one at a future date as the site develops.

If you need any additional information please let me know. I can be reached at (316) 268-4393.

Sincerely,

Paul Gunzelman, P.E.
Traffic Engineer

Engineering Division

City Hall • Seventh Floor • 455 North Main • Wichita, Kansas 67202-1606

T 316.268.4501 **F** 316.268.4114

www.wichitagov.org



