

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

**CASE NUMBER:** SUB 2003-83 -- WILSON ESTATES MEDICAL PARK SECOND ADDITION

**OWNER/APPLICANT:** Wilson Residential Company, L.L.C., 150 N. Market, Wichita, KS 67202

**SURVEYOR/ENGINEER:** PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** South of 21st North, West of Webb

**SITE SIZE:** 11.8 acres

**NUMBER OF LOTS**

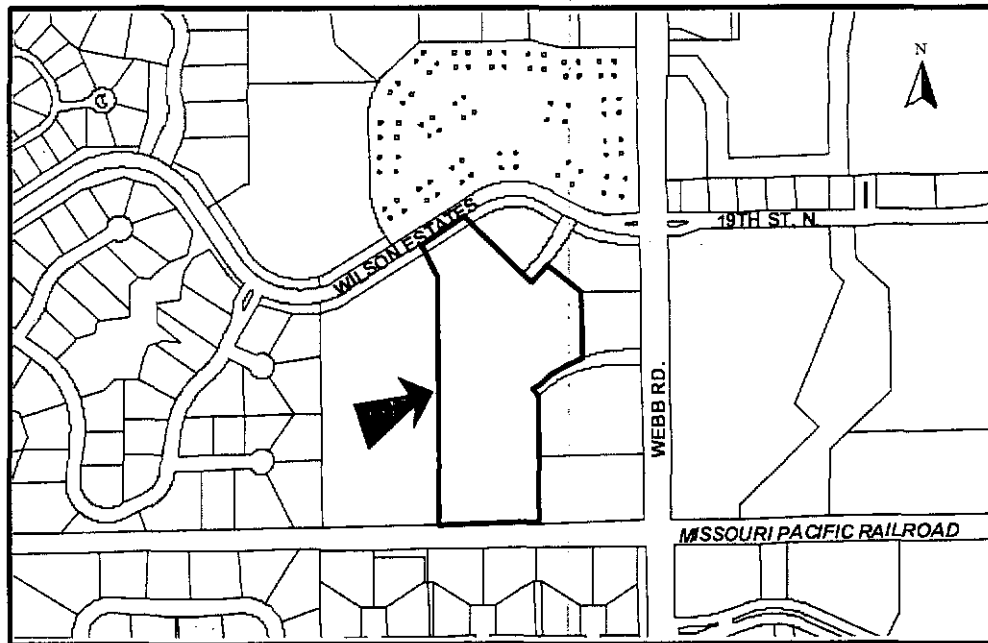
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 29,035 sq. ft.

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



**NOTE:** This is a replat of Lot 1, Block 2 and Reserve B of the Legacy Park Wilson Estates Addition. The site has been approved for a zone change (ZON 2002-18) from SF-5, Single-Family Residential to GO, General Office subject to replatting. The Wilson Estates Medical Park Community Unit Plan (CUP2002-10, DP-260) was also approved for this site.

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

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- 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. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall be revised to reference that Lots 1-5 are to be accessed by Reserve A.
- E. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. 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.
- I. The perimeters of the proposed lots shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to MAPC approval of the plat for Lots 4 and 5, Block 1 which correspond to Parcel 7 of the CUP.
- I. On the final plat, the MAPC signature block needs to reference "John L. Schlegel, Secretary".
- 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.

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- 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.

FINAL BOUNDARY CLOSURE FOR WILSON ESTATES MEDICAL PARK 2<sup>ND</sup> ADD.

PNT. #

308 North: 14514.4450 East : 18263.8729  
Line Course: N 01°01'47" W Length: 505.95'

307 North: 15020.3114 East : 18254.7805  
Line Course: N 38°24'21" W Length: 32.00'

306 North: 15045.3876 East : 18234.9012  
Line Course: N 51°35'39" E Length: 71.21'

305 North: 15089.6224 East : 18290.6999  
Curve Length: 158.74' Radius: 500.00'  
Delta: 18°11'23" Tangent: 80.04'  
Chord: 158.07' Course: N 60°41'20" E  
Course In: S 38°24'21" E Course Out: N 20°12'58" W  
RP North: 14697.8072 East : 18601.3137

333 North: 15167.0052 East : 18428.5327  
Line Course: N 00°54'41" W Length: 257.40'

334 North: 15424.3749 East : 18424.4384  
Line Course: N 50°34'21" W Length: 171.71'

335 North: 15533.4254 East : 18291.8080  
Curve Length: 96.01' Radius: 820.00'  
Delta: 6°42'31" Tangent: 48.06'  
Chord: 95.95' Course: S 44°13'07" W  
Course In: N 49°08'08" W Course Out: S 42°25'37" E  
RP North: 16069.9282 East : 17671.6751

301 North: 15464.6549 East : 18224.8877  
Line Course: N 42°25'37" W Length: 47.45'

300 North: 15499.6788 East : 18192.8763  
Line Course: N 45°30'23" W Length: 319.57'

336 North: 15723.6414 East : 17964.9194  
Line Course: S 57°24'50" W Length: 217.16'

353 North: 15606.6879 East : 17781.9467  
Line Course: S 32°35'10" E Length: 133.84'

354 North: 15493.9171 East : 17854.0281  
Line Course: S 01°01'47" E Length: 986.68'

355 North: 14507.3945 East : 17871.7598  
Line Course: N 88°58'13" E Length: 392.17'

308 North: 14514.4422 East : 18263.8689

Perimeter: 3389.87' Area: 503,123 sq. ft. 11.55 acres

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