

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

**CASE NUMBER:** S/D 00-20 -- UBIQUITY FIRST ADDITION

**OWNER/APPLICANT:** John E. Dugan, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

**LOCATION:** North side of 29<sup>th</sup> St. North, West side of 119<sup>th</sup> St. West

**SITE SIZE:** 22 Acres

**NUMBER OF LOTS**

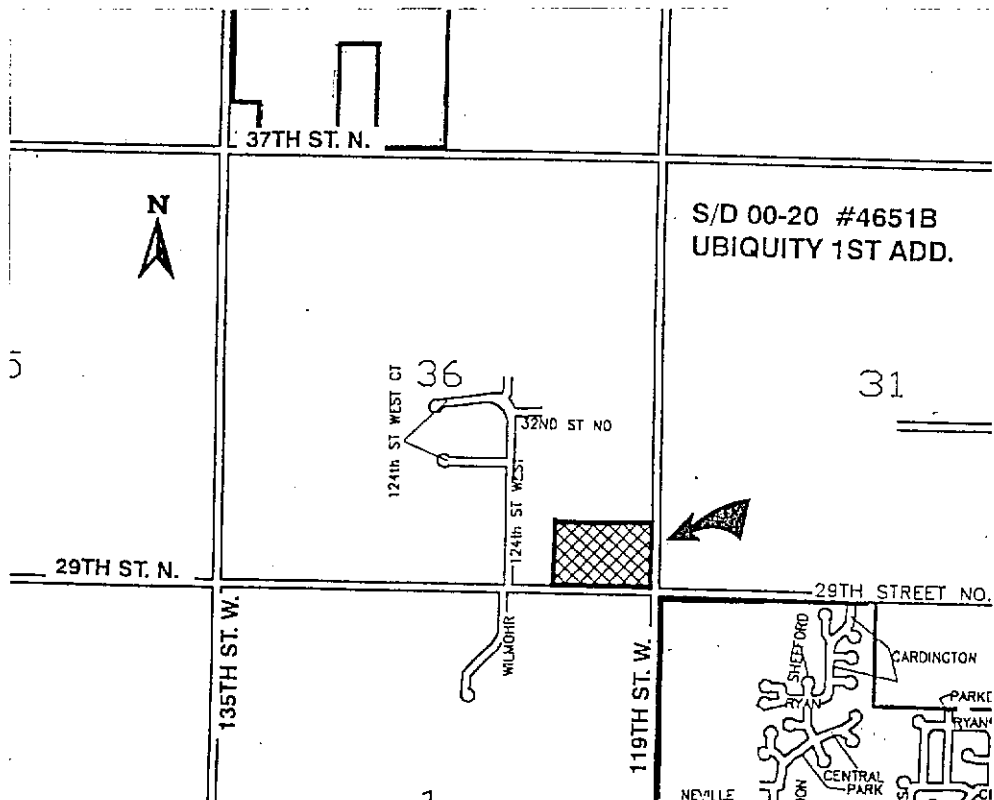
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 8.37 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial; General Office, GO

**VICINITY MAP**



**Note:** This site has been approved for a zone change (SCZ-0797) from SF-20, Single-Family Residential to LC, Limited Commercial (Lot 1) and GO, General Office (Lot 2). The site is located in the County adjoining Wichita's city limits and annexation will be requested. The site is subject to the Ubiquity Community Unit Plan (DP-251).

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. If the site is annexed before the plat is approved by City Council, the County Commissioner signature block may be removed.
- B. The site is located beyond the Northwest Wichita service boundary area for sewer services. City Engineering needs to comment on the status of sanitary sewer and water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the access controls. The plat proposes four access openings along 29<sup>th</sup> St. North and three openings along 119<sup>th</sup> Street. Distances should be shown for all segments of access control. Any openings approved within 250 feet of the intersection are limited to right turns only and should be denoted on the face of the plat; or a guarantee provided for future construction of a raised medial. County Engineering has approved three openings along 29<sup>th</sup> St. North including one major opening for Lot 1, and two openings along 119<sup>th</sup> St.
- F. As required by the CUP, a cross-lot circulation agreement between the lots is required to be provided.
- G. The dimension along the western property line should be corrected.
- H. To allow for City Council approval of this plat, the City Council signature block shall be included on the final plat tracing.
- I. County Surveyor has advised that the lots and reserve lines do not close.
- J. On the final plat tracing, the northeast tie point shall be revised to correctly reference the proper section corner, and the distance to the property indicated.
- K. On the final plat tracing, the distance to the southeast tie point shall be indicated.
- L. 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.
- M. 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.

- N. In accordance with the approved CUP, the Applicant shall guarantee the following street improvements: a) construction of two lanes of roadway along 29<sup>th</sup> Street North along the property frontage to the furthest major opening from the intersection; b) left-turn lanes at the intersection of 29<sup>th</sup> St. North and 119<sup>th</sup> St. West; c) 12.5% cost of intersection signalization; d) accel/decel lanes along 29<sup>th</sup> St. North and 199<sup>th</sup> St. West to the furthest major openings from the intersection.
- O. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-251) and its special conditions for development on this property.
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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.

STAFF REPORT  
(One-Step Final Plat, Deferred 2/17/00)

CASE NUMBER: S/D 00-20 -- UBIQUITY FIRST ADDITION

OWNER/APPLICANT: John E. Dugan, 2416 Morning Dew, Wichita, KS 67205

SURVEYOR/ENGINEER: Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North side of 29<sup>th</sup> St. North, West side of 119<sup>th</sup> St. West

SITE SIZE: 22 Acres

NUMBER OF LOTS

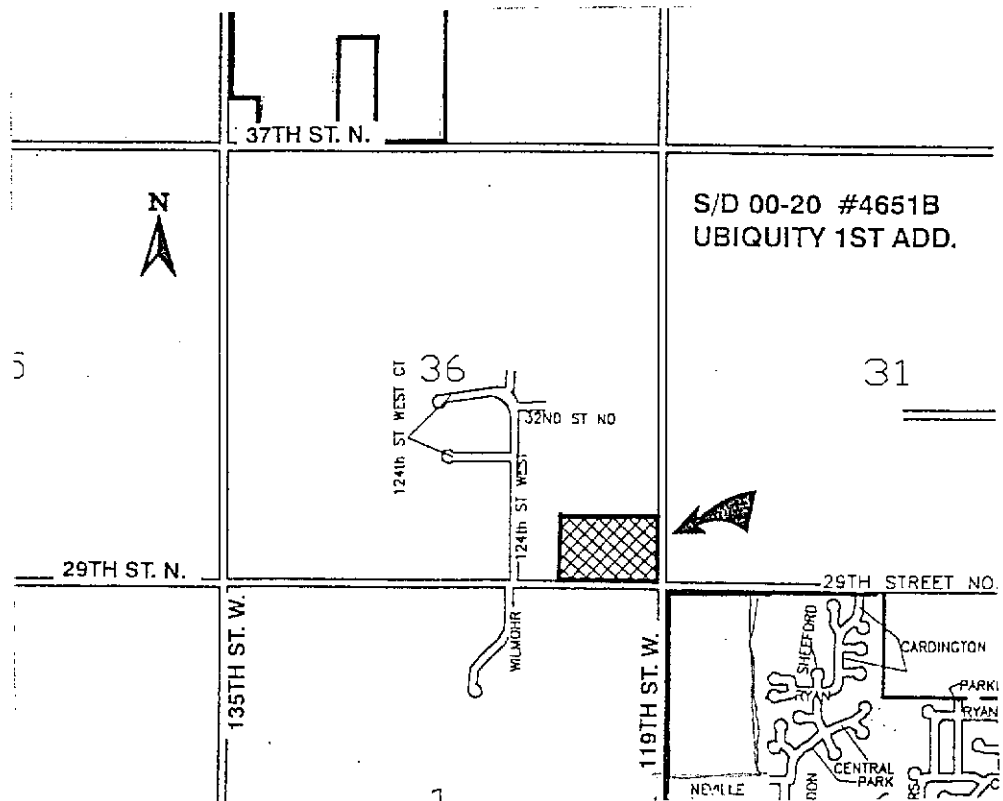
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 8.37 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial; General Office, GO

VICINITY MAP



**Note:** This site has been approved for a zone change (SCZ-0797) from SF-20, Single-Family Residential to LC, Limited Commercial (Lot 1) and GO, General Office (Lot 2). The site is located in the County adjoining Wichita's city limits and annexation will be requested. The site is subject to the Ubiquity Community Unit Plan (DP-251).

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. If the site is annexed before the plat is approved by City Council, the County Commissioner signature block may be removed.
- B. The site is located beyond the Northwest Wichita service boundary area for sewer services. City Engineering needs to comment on the status of sanitary sewer and water along with the need for any easements. City Engineering requests an easement for sewer extension along the south line of the plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering recommends a potential 30-ft utility easement along the north line of Lot 1 to accommodate open ditch and utilities.
- E. County Engineering needs to comment on the access controls. The plat proposes three access openings along 29<sup>th</sup> St. North and two openings along 119<sup>th</sup> Street. County Engineering has approved three openings along 29<sup>th</sup> St. North including one major opening for Lot 1, and two openings for Lot 2. Two openings have been approved along 119<sup>th</sup> St.
- F. As required by the CUP, a cross-lot circulation agreement between the lots is required to be provided.
- G. The landscape easement shall be referenced in the plattor's text.
- H. County Surveying has advised that Reserve A does not close.
- I. On the final plat tracing, the distance to the northeast tie point shall be indicated.
- J. 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.
- K. 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.
- L. In accordance with the approved CUP, the Applicant shall guarantee the following street improvements: a) construction of two lanes of roadway along 29<sup>th</sup> Street North along the property frontage to the furthest major opening from the intersection; b) left-turn lanes at the intersection of 29<sup>th</sup> St. North and 119<sup>th</sup> St. West; c) 12.5% cost of intersection signalization; d)

accel/decel lanes along 29<sup>th</sup> St. North and 119<sup>th</sup> St. West to the furthest major openings from the intersection.

- M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-251) and its special conditions for development on this property.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

STAFF REPORT  
(One-Step Final Plat, Deferred 2/17/00 and 3/23/00)

CASE NUMBER: S/D 00-20 -- UBIQUITY FIRST ADDITION

OWNER/APPLICANT: John E. Dugan, 2416 Morning Dew, Wichita, KS 67205

SURVEYOR/ENGINEER: Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North side of 29<sup>th</sup> St. North, West side of 119<sup>th</sup> St. West

SITE SIZE: 22 Acres

NUMBER OF LOTS

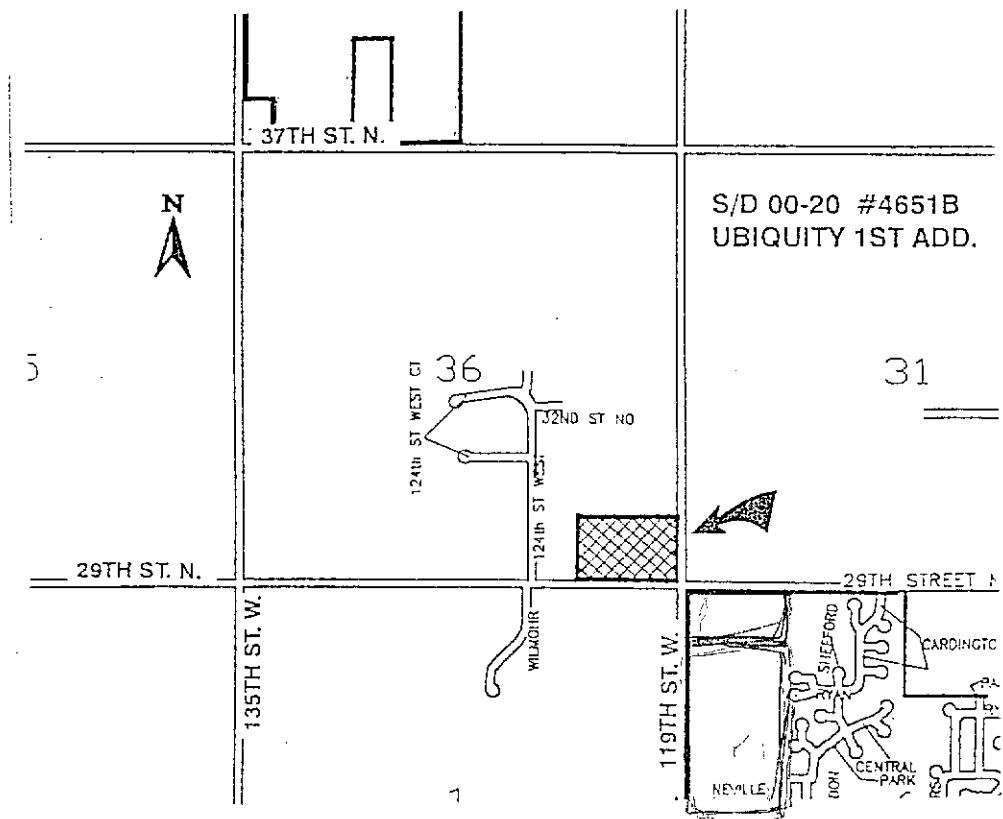
Residential:	
Office:	1
Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 8.37 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial; General Office, GO

VICINITY MAP



**Note:** This site has been approved for a zone change (SCZ-0797) from SF-20, Single-Family Residential to LC, Limited Commercial (Lot 1) and GO, General Office (Lot 2). The site is located in the County adjoining Wichita's city limits and annexation will be requested. The site is subject to the Ubiquity Community Unit Plan (DP-251).

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. If the site is annexed before the plat is approved by City Council, the County Commissioner signature block may be removed.
- B. The site is located beyond the Northwest Wichita service boundary area for sewer services. City Engineering needs to comment on the status of sanitary sewer and water along with the need for any easements. City Engineering requests an easement for sewer extension along the south line of the plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering recommends a potential 30-ft utility easement along the north line of Lot 1 to accommodate open ditch and utilities.
- E. County Engineering needs to comment on the access controls. The plat proposes three access openings along 29<sup>th</sup> St. North and two openings along 119<sup>th</sup> Street. County Engineering has approved three openings along 29<sup>th</sup> St. North including one major opening for Lot 1, and two openings for Lot 2. Two openings have been approved along 119<sup>th</sup> St.
- F. As required by the CUP, a cross-lot circulation agreement between the lots is required to be provided.
- G. The landscape easement shall be referenced in the plattor's text.
- H. County Surveying has advised that Reserve A does not close.
- I. On the final plat tracing, the distance to the northeast tie point shall be indicated.
- J. 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.
- K. 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.
- L. In accordance with the approved CUP, the Applicant shall guarantee the following street improvements: a) construction of two lanes of roadway along 29<sup>th</sup> Street North along the property frontage to the furthest major opening from the intersection; b) left-turn lanes at the intersection of 29<sup>th</sup> St. North and 119<sup>th</sup> St. West; c) 12.5% cost of intersection signalization; d)

accel/decel lanes along 29<sup>th</sup> St. North and 119<sup>th</sup> St. West to the furthest major openings from the intersection.

- M. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-251) and its special conditions for development on this property.
- N. The platator'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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

**STAFF REPORT**

(REVISED ONE-STEP FINAL PLAT, DEFERRED 4/6/00, 3/23/00, 2/17/00)

**CASE NUMBER:** S/D 00-20 -- UBIQUITY FIRST ADDITION

**OWNER/APPLICANT:** John E. Dugan, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

**LOCATION:** Northwest corner of 29<sup>th</sup> St. North and 119<sup>th</sup> St. West

**SITE SIZE:** 9.5 Acres

**NUMBER OF LOTS**

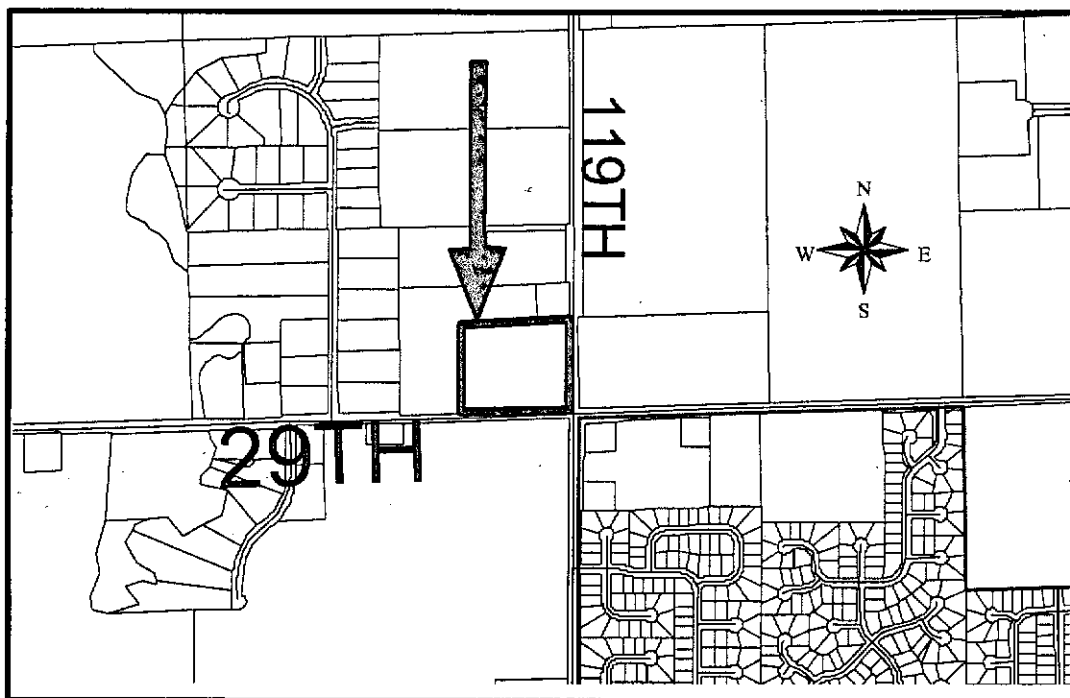
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 9.5 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**NOTE:** This site has been approved for a zone change (SCZ-0797) from SF-20, Single-Family Residential to LC, Limited Commercial. The site is located in the County adjoining Wichita's city limits and annexation will be requested. The site is subject to the Ubiquity Community Unit Plan (DP-251).

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

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. If the site is annexed before the plat is approved by City Council, the County Commissioner signature block may be removed.
- B. **City Engineering** needs to comment on the status of sanitary sewer and water along with the need for any easements. **City Engineering requests an easement for sewer extension along the south line of the plat.** *guarantee SS&W*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County/City Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed. Off-site drainage easements may be needed.**
- E. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 29<sup>th</sup> St. North and two openings along 119<sup>th</sup> Street West. **County Engineering has approved two openings along 119<sup>th</sup> St., the northernmost opening to be a shared access with abutting property to the north. Two openings are approved for 29<sup>th</sup> St. North, the westernmost opening to be a shared access with abutting property to the west.**
- F. As required by the CUP, a cross-lot circulation agreement between this lot and adjoining lots is required to be provided.
- G. On the final plat tracing, the distance to the northeast tie point shall be indicated.
- H. Since the lot configuration does not conform with CUP parcels, an administrative adjustment may need to be approved.
- I. In accordance with the approved CUP, the Applicant shall guarantee the following street improvements: a) construction of two lanes of roadway along 29<sup>th</sup> Street North along the property frontage to the furthest major opening from the intersection; b) left-turn lanes at the intersection of 29<sup>th</sup> St. North and 119<sup>th</sup> St. West; c) 12.5% cost of intersection signalization; d) accel/decel lanes along 29<sup>th</sup> St. North and 119<sup>th</sup> St. West to the furthest major openings from the intersection.
- J. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-251) and its special conditions for development on this property.
- K. The legal description needs to be corrected.

- L. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- M. The platator'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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
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- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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