

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-84 -- TWIN LAKES ADDITION

OWNER/APPLICANT: Coastal Retail, LLC, 481 Carlisle Dr., Herndon, VA 20170; EZE Money Investments, LLC, 150 N. Market, Wichita, KS 67202

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

LOCATION: South side of 21st Street North, West side of Amidon

SITE SIZE: 24.45 Acres

NUMBER OF LOTS

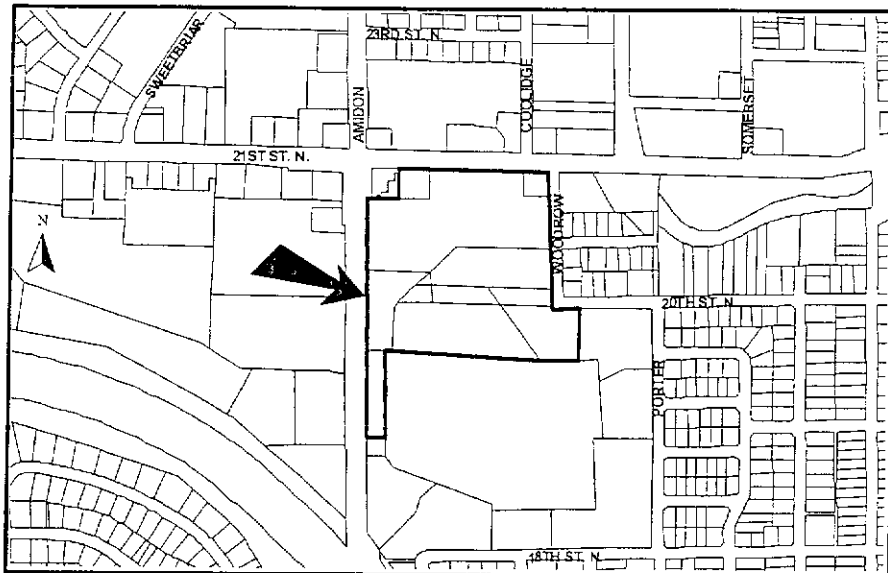
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 20,700 Sq. Ft.

CURRENT ZONING: B, Multi-Family Residential, GO, General Office, LC, Limited Commercial, GC, General Commercial

PROPOSED ZONING: GC, General Commercial (Lots 2 and 8), LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of a portion of the Lakeview Estates and the Lakeview Addition. The Applicant proposes a zone change (ZON 2003-25) from LC, Limited Commercial, B, Multi-Family Residential, GC, General Commercial, and General Office to GC, General Commercial (Lots 2 and 8) and LC, Limited Commercial (out parcels). The site is also subject to the Twin Lakes Shopping Center Community Unit Plan (CUP 2003-25, DP-3).

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and CUP and any related conditions.
- B. Municipal services are available to serve the site. City Engineering needs to comment on the need for guarantees or easements. Private easements are needed along with public utility easements in the event City services are extended.
- 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. City Engineering has requested the platting of a reserve for the lake and a maintenance agreement for the lake with abutting property owners.
- F. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Amidon, and four openings along 21st St. North. The access controls along 21st Street should be extended to Lot 1 and reference five openings. The access controls along Amidon should not extend beyond the plat's south line. The opening proposed in Lot 5 will be restricted to rights-in/out (and denoted on the plat) and shall be located along the west property line to provide shared access with Lot 6. One opening is permitted along the north 90 feet of Lot 7, and complete access control along the south 100 feet. Two adjoining segments of "complete access control" denoted along Amidon may be combined.
- G. The south lot line of Lot 4 needs to be denoted with a bold line.
- H. The lot numbers should be revised in order to be numbered consecutively.
- I. A cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. In accordance with the Access Management Regulations, a 60-ft half-street right-of-way along Amidon and 21st St. is needed in addition to a major intersection right-of-way. A 10-foot sidewalk and utility easement has been approved in lieu of a right-of-way dedication along Amidon.
- K. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- L. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Twin Lakes Shopping Center Community Unit Plan (CUP 2003-25, DP-3).

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- M. 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.
- N. The signature line for the City Clerk needs to be revised to reference "Pat Graves".
- O. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- P. 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.
- Q. The platting 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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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- Z. The applicant is reminded that a compact disk (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.

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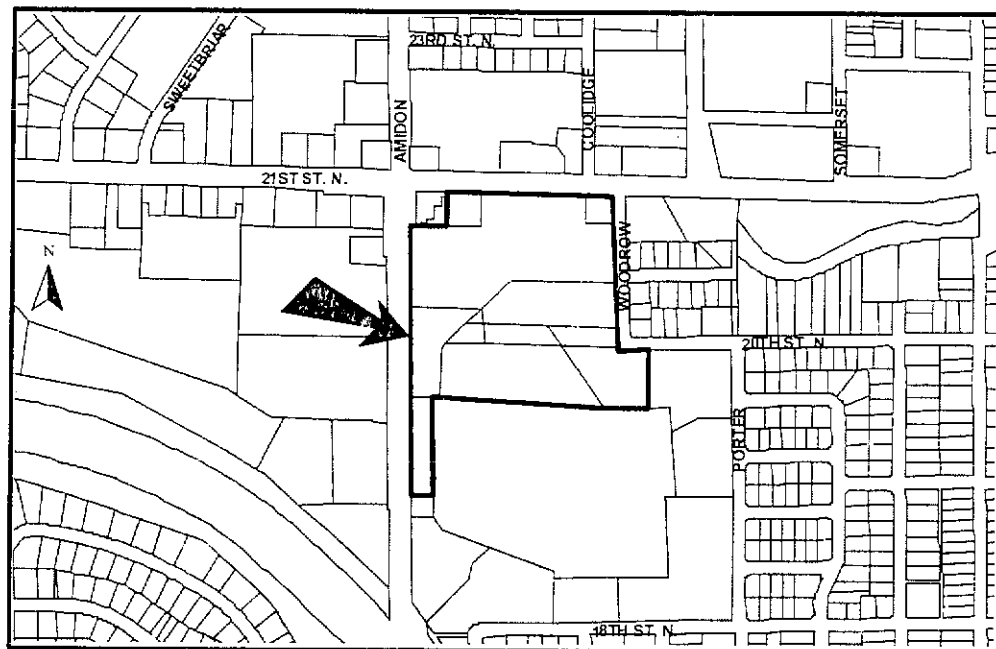
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STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and CUP and any related conditions.
- B. Municipal services appear 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. **City Engineering** needs to comment on the need for platting of a reserve for the lake and for the need for a maintenance agreement for the lake with abutting property owners.
- F. **Traffic Engineering** needs to comment on the access controls. The plat proposes two access openings along Amidon, and five openings along 21st St. North. **The access controls along 21st St should be extended to Lot 1. The access controls along Amidon should not extend beyond the plat's south line.**
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Twin Lakes Addition

Boundary										
Point	D	M	S		Length	Bearing	Sine	Cosine	Departure	Latitude
						DEGREES				
N	1	41	1	W	1248.07	1.6836	0.02938	0.99957	-36.67	1247.53
S	89	55	30	E	318.85	89.9250	1.00000	0.00131	318.85	-0.42
N	0	0	18	W	158.64	0.0050	0.00009	1.00000	-0.01	158.64
S	89	59	49	E	602.34	89.9969	1.00000	0.00005	602.34	-0.03
S	3	44	33	E	712.71	3.7425	0.06527	0.99787	46.52	-711.19
N	87	43	31	E	143.94	87.7253	0.99921	0.03969	143.83	5.71
S	1	49	58	E	265.73	1.8328	0.03198	0.99949	8.50	-265.59
S	88	7	43	W	997.69	88.1286	0.99947	0.03266	-997.16	-32.58
S	1	41	1	E	399.37	1.6836	0.02938	0.99957	11.73	-399.20
S	88	18	59	W	98.00	88.3164	0.99957	0.02938	-97.96	-2.88
					4,945.34				-0.02911	-0.00687
						Closure Error =				0.02223
						PRECISION =			1:	222,400