

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT**

August 30, 2005

TO: John Schlegel, Director of Planning, MAPD
Dale Miller, Manager, Current Plans Division, MAPD
Nancy Harvieux, Acting Manager, Transportation Division, MAPD
Dave Barber, Manager, Land Use/Research Division, MAPD
Kurt Schroeder, Superintendent, Office of Central Inspection
Paul Gunzelman, Traffic Engineer, Wichita Public Works
Vicky Huang, Subdivision Design, Public Works
Chief Ed Bricknell, Fire Marshall, Wichita Fire Department

FROM: Donna Goltry, Principal Planner, Current Plans, MAPD

SUBJECT: PUD2005-00004 Creation of PUD #20 21st Street Kids and Family
Empowerment Planned Unit Development

Attached for your review/comment is PUD2005-00004 Creation of PUD #20 21st Street Kids and Family Empowerment Planned Unit Development located 1/8 mile north of 21st Street North, east and west of Jardine Drive.

The applicant proposes to create a Planned Unit Plan containing approximately 32 acres with four parcels plus two reserves for entry and plaza/recreational features. Parcel 1 (5+ acres) is proposed for preschool facility. Parcel 2 (4+ acres), Parcel 3 (5+ acres) and Parcel 4 (8+ acres) are proposed for governmental services, recreational uses community assembly, plus day care in Parcel 2, Boys and Girls Club and day care in Parcel 3, and elementary school in Parcel 4.

The PUD provides architectural compatibility, landscaping and screening; also limited height of lighting fixtures within 100 feet of residential zoning, and pedestrian circulation. Internal access is via Jardine Drive, a divided parkway looped drive, to 21st Street North for Parcels 1-3 and 25th Street North for Parcel 4 (two requested openings). Requested ground signage for Reserve "A" and Reserve "B" is one monument sign 25 feet in height and 250 square feet in maximum sign face area; for Parcels 1-4, it is one monument sign with a maximum height of 15 feet and maximum sign face area of 150 square feet per parcel. Building signage is requested per Wichita Sign Code for the "GO" General Office.

Please review and forward comments by Tues, Sept. 8, 2005. (Phone: 4277)

cc: Bhupendra Patel, Senior Planner, Transportation Division, MAPD

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-95 -- 21ST STREET KIDS AND FAMILY EMPOWERMENT ADDITION

OWNER/APPLICANT: City of Wichita, 13th Fl., Attn: John Philbrick, 455 N. Main, Wichita, KS 67202

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

LOCATION: East of Hydraulic, North side of 21st St. North

SITE SIZE: 32.05 acres

NUMBER OF LOTS

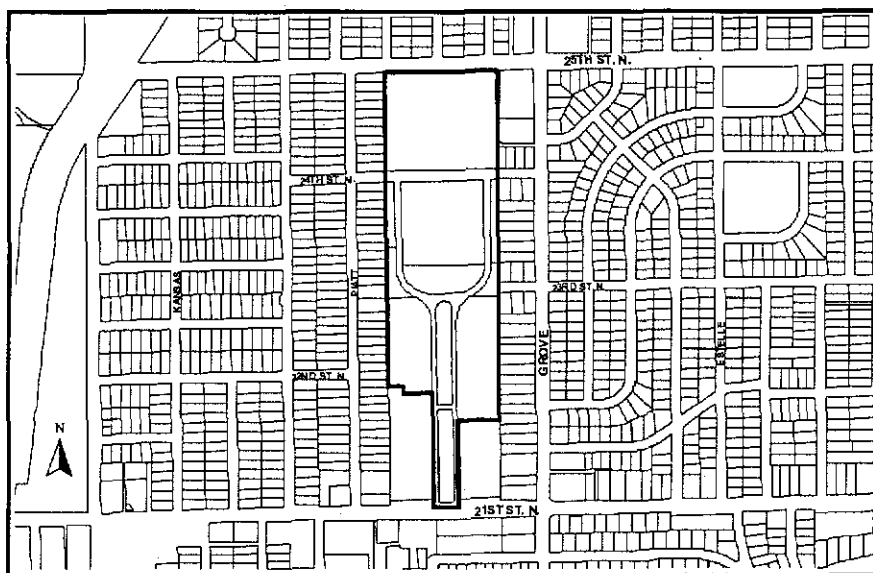
Residential:	
Office:	
Commercial:	4
Industrial:	—
Total:	4

MINIMUM LOT AREA: 4.22 acres

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: PUD, Planned Unit Development

VICINITY MAP



**SUB 2005-95 -- One-Step Final Plat of 21ST STREET KIDS AND FAMILY EMPOWERMENT
ADDITION
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NOTE: This is a replat of a portion of the Logopedics Addition which includes the vacation of 24th Street. A zone change request (PUD 2005-04) has been requested from MF-29, Multi-Family Residential to PUD, Planned Unit Development.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to Lots 3 and 4.
- C. The overhead electric line located in the north portion of Lot 3 needs to be covered with a utility easement, or relocated at applicant's expense.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the access controls. Access controls have been platted in accordance with the proposed PUD. The plat proposes two access openings to 25th St. North and two street openings to 21st St. North. Access controls have been approved.
- G. Blocks shall be designated on the face of the plat, including a separate block for Reserve B. The blocks shall be referenced in the plat's text.
- H. Since the vacation of 24th St. North has created an off-site stub to the west, the Applicant shall contact the adjoining landowners requesting that a vacation request be submitted for the remaining segment of this street.
- I. Those portions of the streets being vacated and replatted need to be included in the legal description.
- J. County Engineering has requested that the plat's text should include language that protects the public from cost of reconstructing improvements in Reserve A.
- K. The Applicant shall guarantee the paving of the proposed streets.
- L. The plat's text shall include reference to "lots, blocks, reserves and streets" in the owner's certificate.
- M. If any of the intended recreational uses for the reserves includes a swimming pool, "neighborhood swimming pool" shall be specified in the plat's text and a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.

**SUB 2005-95 -- One-Step Final Plat of 21ST STREET KIDS AND FAMILY EMPOWERMENT
ADDITION**

September 15, 2005 - Page 3

- N. 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.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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.
- P. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of 21st St. Kids and Family Empowerment (PUD 2005-04, PUD-20)
- Q. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- R. GIS needs to comment on the plat's street names.
- S. 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.
- T. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.

**SUB 2005-95 -- One-Step Final Plat of 21ST STREET KIDS AND FAMILY EMPOWERMENT
ADDITION**

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- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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(One-Step Final Plat)

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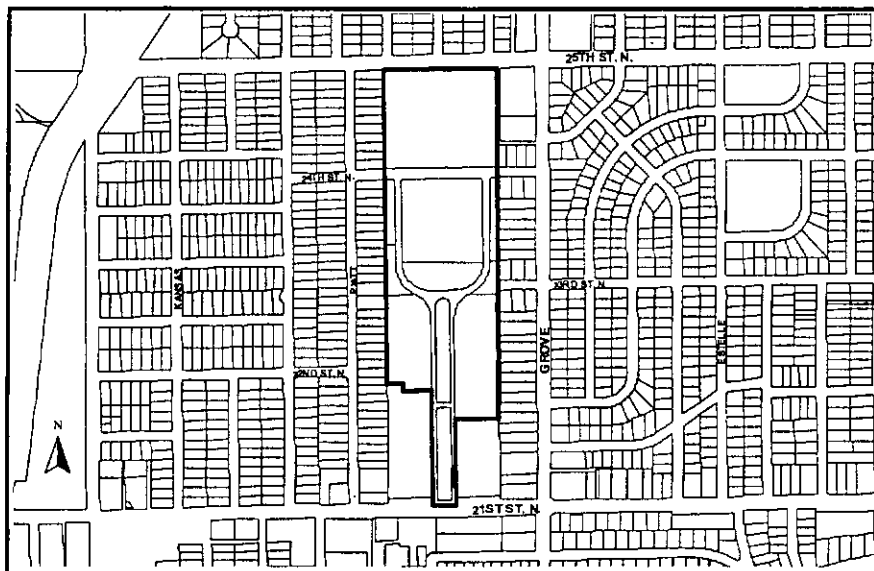
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STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Extensions for sanitary sewer and City water to Lots 3 and 4 will be handled by the City Water and Sewer Department.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The right-of-way width needs to be denoted for 25th St. North.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the access controls. Access controls have been platted in accordance with the proposed PUD. The plat proposes two access openings to 25th St. North and two street openings to 21st St. North. Access controls have been approved.
- G. Since the vacation of 24th St. North has created an off-site stub to the west, the Applicant shall contact the adjoining landowners requesting that a vacation request be submitted for the remaining segment of this street.
- H. County Engineering has requested that the plat's text should include language that protects the public from cost of reconstructing improvements in Reserve A.
- I. The Applicant shall guarantee the paving of the proposed streets.
- J. If any of the intended recreational uses for the reserves includes a swimming pool, "neighborhood swimming pool" shall be specified in the plat's text and a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- K. 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.
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- M. A PUD Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved PUD and its special conditions for development on this property.
- N. **GIS** needs to comment on the plat's street names. *The street names are approved.*
- O. 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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- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. 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 advises of equipment located within the portion of 24th St. North being vacated. This equipment will need to be covered with a utility easement or relocated at the owner's expense.*
- X. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

FINAL BOUNDARY CLOSURE FOR 21ST STREET KIDS & FAMILY EMPOWERMENT

PNT#

300	North: 5060.0000	East : 4345.0863
	Line Course: N00°20'00"E Length: 622.00'	
253	North: 5681.9892	East : 4348.7043
	Line Course: N90°00'00"W Length: 168.37'	
252	North: 5681.9892	East : 4180.3350
	Line Course: N00°20'00"E Length: 43.00'	
251	North: 5724.9884	East : 4180.5852
	Line Course: N90°00'00"W Length: 90.00'	
250	North: 5724.9884	East : 4090.5852
	Line Course: N00°20'00"E Length: 1886.20'	
200	North: 7611.1565	East : 4101.5586
	Line Course: N89°40'30"E Length: 656.77'	
203	North: 7614.8819	East : 4758.3202
	Line Course: S00°20'00"W Length: 2106.43'	
255	North: 5508.4921	East : 4746.0656
	Line Course: N90°00'00"W Length: 258.37'	
254	North: 5508.4921	East : 4487.6975
	Line Course: S00°20'00"W Length: 448.50'	
301	North: 5060.0000	East : 4485.0887
	Line Course: N90°00'00"W Length: 140.00'	
300	North: 5060.0000	East : 4345.0863

Perimeter: 6,419.64' Area: 1,396,221 sq. ft. 32.05 acres

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Perimeter: 6,419.64' Area: 1,396,221 sq. ft. 32.05 acres