

**STAFF REPORT  
(Preliminary Plat)**

**CASE NUMBER:** SUB 2001-109 -- THUNDERBIRD OFFICE PARK ADDITION

**OWNER/APPLICANT:** Springcreek Resources LLC, Attn: J. William Owen & Charles W. Aiken, 14310 E. Spring Creek Drive, Andover, KS 67230

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** SW corner of 119th St. West & Maple

**SITE SIZE:** 12.48 Acres

**NUMBER OF LOTS**

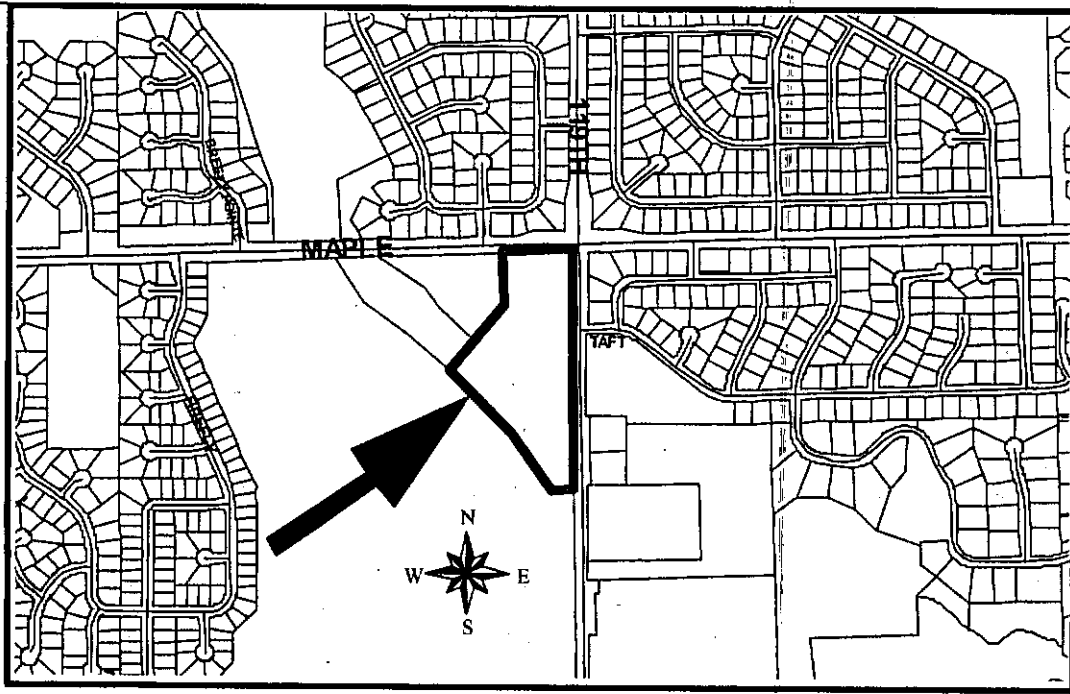
Residential:	
Office:	2
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 2.31 Acres

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

**PROPOSED ZONING:** GO, General Office

**VICINITY MAP**



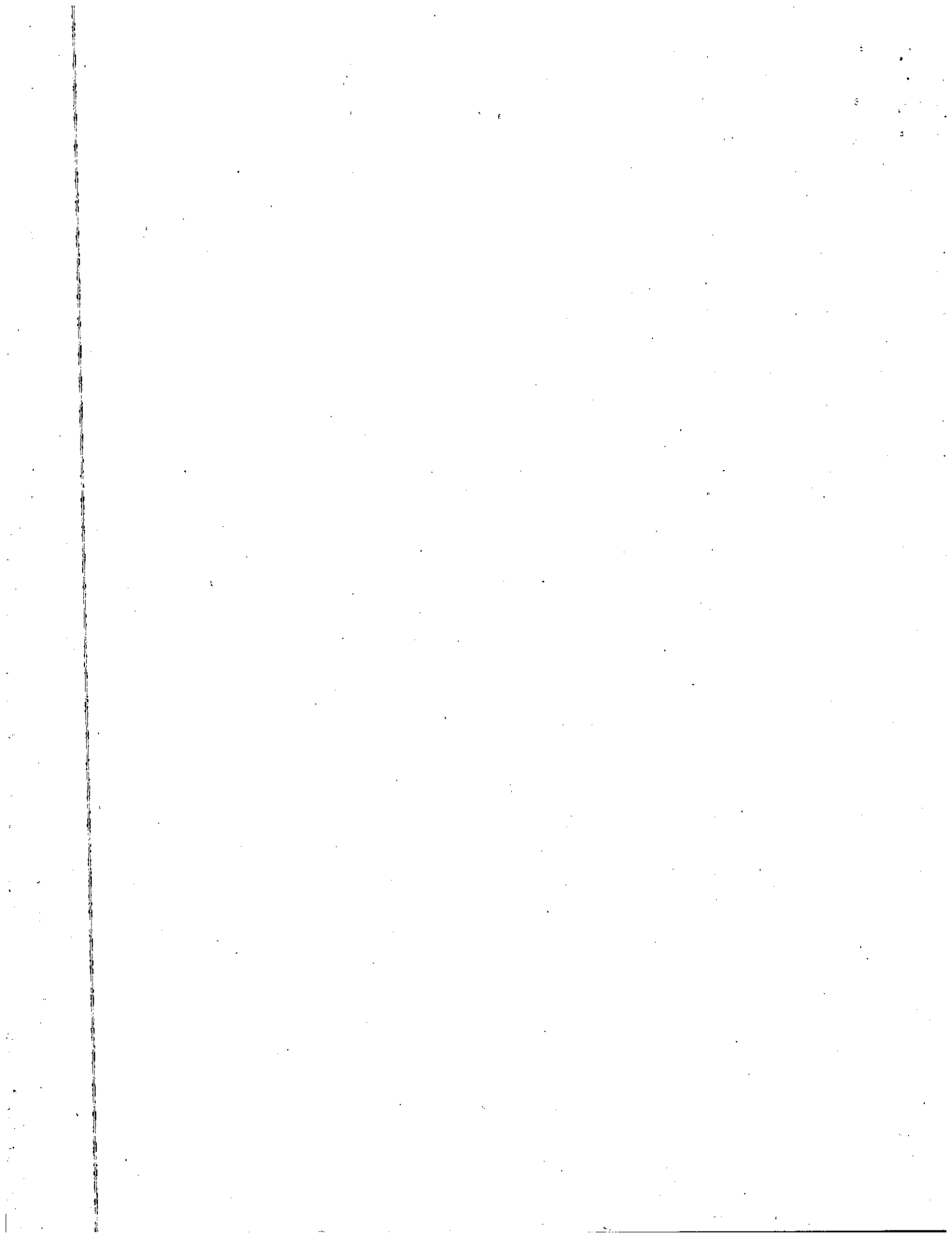
**NOTE:** The site has been approved for a zone change (ZON 2001-36) from SF-5, Single-Family Residential to GO, General Office. A Protective Overlay (P-O #99) was also approved for this site addressing permitted uses, density, signage, lighting, landscape buffers and architectural controls. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. City Engineering needs to comment on the need for 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 concept.
- D. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. Traffic Engineering needs to comment on the access controls, particularly the location of the openings. The plat proposes two access openings along 119th St. West and one opening along Maple. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and 119<sup>th</sup> St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the dedication of access controls in the plat's text. MAPD and Traffic Engineering recommend one access opening along 119<sup>th</sup> St. West to be in alignment with Taft. A cross-lot access agreement shall be provided between Lots 1 and 2.
- F. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- G. 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.
- H. 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.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- J. 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.
- K. 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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**November 1, 2001 - Page 3**

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.



**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

**December 13, 2001**

**STAFF REPORT**

**(Final Plat, Preliminary Plat Approved 11/1/01)**

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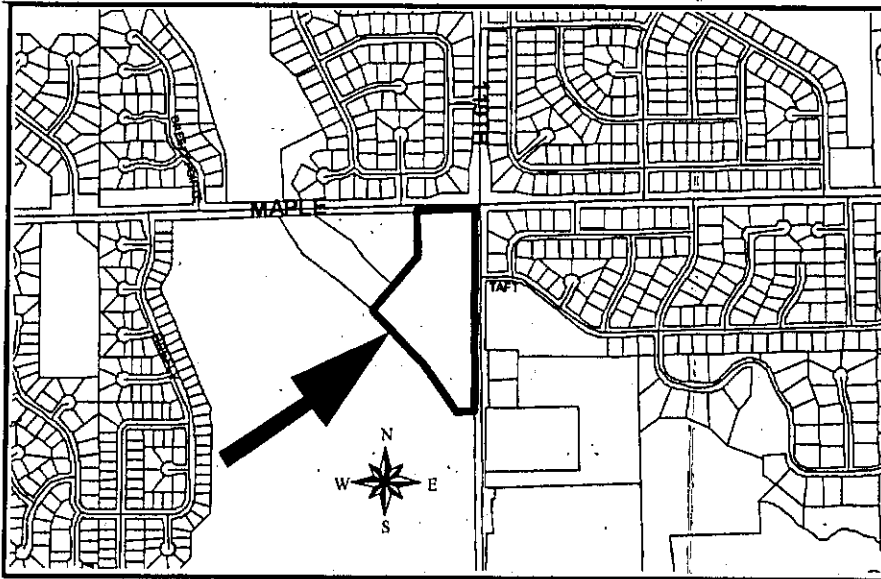
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Total:	<u>2</u>

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**VICINITY MAP**



24-1-C13  
35-1-C13

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NOTE: The site has been approved for a zone change (ZON 2001-36) from SF-5, Single-Family Residential to GO, General Office. A Protective Overlay (P-O #99) was also approved for this site addressing permitted uses, density, signage, lighting, landscape buffers and architectural controls. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. City Engineering needs to comment on the need for guarantees or easements. A guarantee needs to be provided for extension of sanitary sewer. Water lines are available along 119th St. West and Maple. If a main extension is not provided for multiple structures then fees in lieu of assessment will be required.
- 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 guarantee is required.
- D. County Surveying has advised that the sanitary sewer easement needs to be located.
- E. A dimension is needed along the south line of Reserve A.
- F. The plat proposes two access openings along 119th St. West and one opening along Maple. Distances should be shown for all segments of access control. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Maple and 119<sup>th</sup> St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the dedication of access controls in the plat's text. MAPD and Traffic Engineering recommend that the northerly access opening along 119<sup>th</sup> St. West be in alignment with Taft. In the alternative, the northerly opening may be retained subject to right turns only and construction of a median extension. The southerly opening will need to be at a specified location as determined by Traffic Engineering prior to the submittal of the final plat. A cross-lot access agreement shall be provided between Lots 1 and 2.
- G. 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.
- H. 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.
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unobstructed to allow for the conveyance of stormwater.

- 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.
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