

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-117 – STERLING POINTE ADDITION

OWNER/APPLICANT: J.W. Owen, 7701 E. Kellogg, Suite 460, Wichita, KS 67207;
(Contract purchaser) Fore Sterling Pointe Limited Partnership, 1609
E. Kalamazoo St., Suite 10, Wichita, KS 48912-2700

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm Engineering, Attn: Randy Johnson, 924 N.
Main, Wichita, KS 67203

LOCATION: Northeast corner of Douglas St. and Sheridan

SITE SIZE: 6.77 Acres

NUMBER OF LOTS

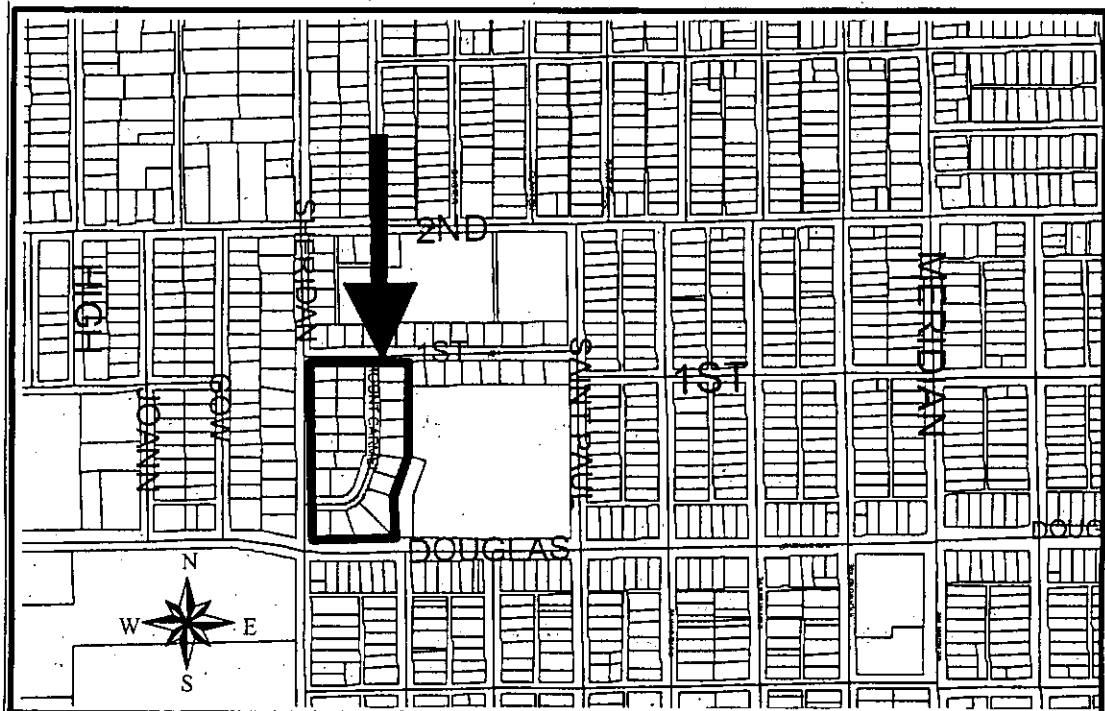
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.77 Acres

CURRENT ZONING: MF-29, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2001-117 – One-Step Final Plat of STERLING POINTE ADDITION
December 13, 2001 - Page 2

Note: This is a replat of Woodlake 2nd Addition. The site is subject to the Woodlake Community Unit Plan (DP-61).

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. A certification from an engineer needs to be submitted regarding the abandonment of the sewer line before the plat is forwarded to City Council. Otherwise, a guarantee for the sewer abandonment and temporary easement will be required.
- 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. The perimeters of the proposed block shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved.
- F. The setbacks do not conform with the building setback lines which were established by the CUP. If the proposed setback reductions are approved with this plat, an adjustment to the CUP will be needed.
- G. The applicant is reminded that a 15-ft planting screen along Douglas shall be established.
- H. The Applicant is reminded that a platting binder is required. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.
- M. 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.

SUB 2001-117 – One-Step Final Plat of STERLING POINTE ADDITION
December 13, 2001 - Page 3

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

DEVELOPMENT COORDINATING COMMITTEE

AGENDA

December 6, 2001

8:30-10:00 a.m.

DISCUSSION/DECISION/RECOMMENDATIONS:

- **Jay Russell Plat - policy issue** **Marvin Krout**
(background attached; continuation of 11/29 discussion)
(Guest: Ray Trail)

- **Request by Sheldon Kamen for parking on Mosley** **Mike Lindebak**
between 2nd & 3rd Streets

WAIVER REQUESTS

OFF-AGENDA ITEM

INFORMATION ITEMS:

Lindebak, Mike

From: Cherches, Chris
Sent: Monday, December 03, 2001 11:13 AM
To: Krout, Marvin
Cc: Trail, Ray; Cassady, Terry
Subject: RE: Jay Russell plat -- policy issue

Sensitivity: Private

I do not have a problem with doing something in the way of incentives. Perhaps, the DCC should determine what we should do and make a recommendation, thanks

-----Original Message-----

From: Krout, Marvin
Sent: Friday, November 30, 2001 5:33 PM
To: Cherches, Chris
Subject: FW: Jay Russell plat -- policy issue
Sensitivity: Private

fyi/consensus at the DCC meeting -- and Ray Trail sat in on this -- was that yes, there was merit in trying to encourage this infill project. Ray suggested packaging it for the Council as a "pilot project", to limit others from rushing in too fast. We discussed identifying incentives like fee waivers to compensate for Russell doing the entire perimeter road paving rather than trying to assess the property owners on the other side of these streets. But the most favored approach seemed to be: change the City ordinance to allow the Council, on an exceptional basis like this, to extend the "deferral" of street paving assessment to all homeowners instead of just the low-income homeowners (no one is high income here, but most may not qualify for a deferral); go ahead and assess the rental properties. I think that would make it ok for CM Lambke, who said he would not support this project because so many homeowners would be opposed to the forced assessments.

It means the City would have to cover the deferred assessment costs until those homeowner properties eventually sold and the taxes were recovered through the sale. It means that we are not getting anyone who "benefits" from the paving out of the requirement to pay assessments, which would be harder to justify as a deviation from policy, but just deferring the payments. I think Mike said that the cost might be \$80,000 for the City to cover the cost of deferred assessments. That would be about \$1200 of "subsidy" per new lot in this proposed subdivision. I think that can be justified in terms of increased taxes and/or savings of building new infrastructure in other locations.

I told Russell that, if you thought the general concept was worth pursuing further, I would get Finance and Law and Public Works together with him to discuss it further. He has his option running out on this land so needs to know if we are "serious" by next week. So please give me direction on this. MK

-----Original Message-----

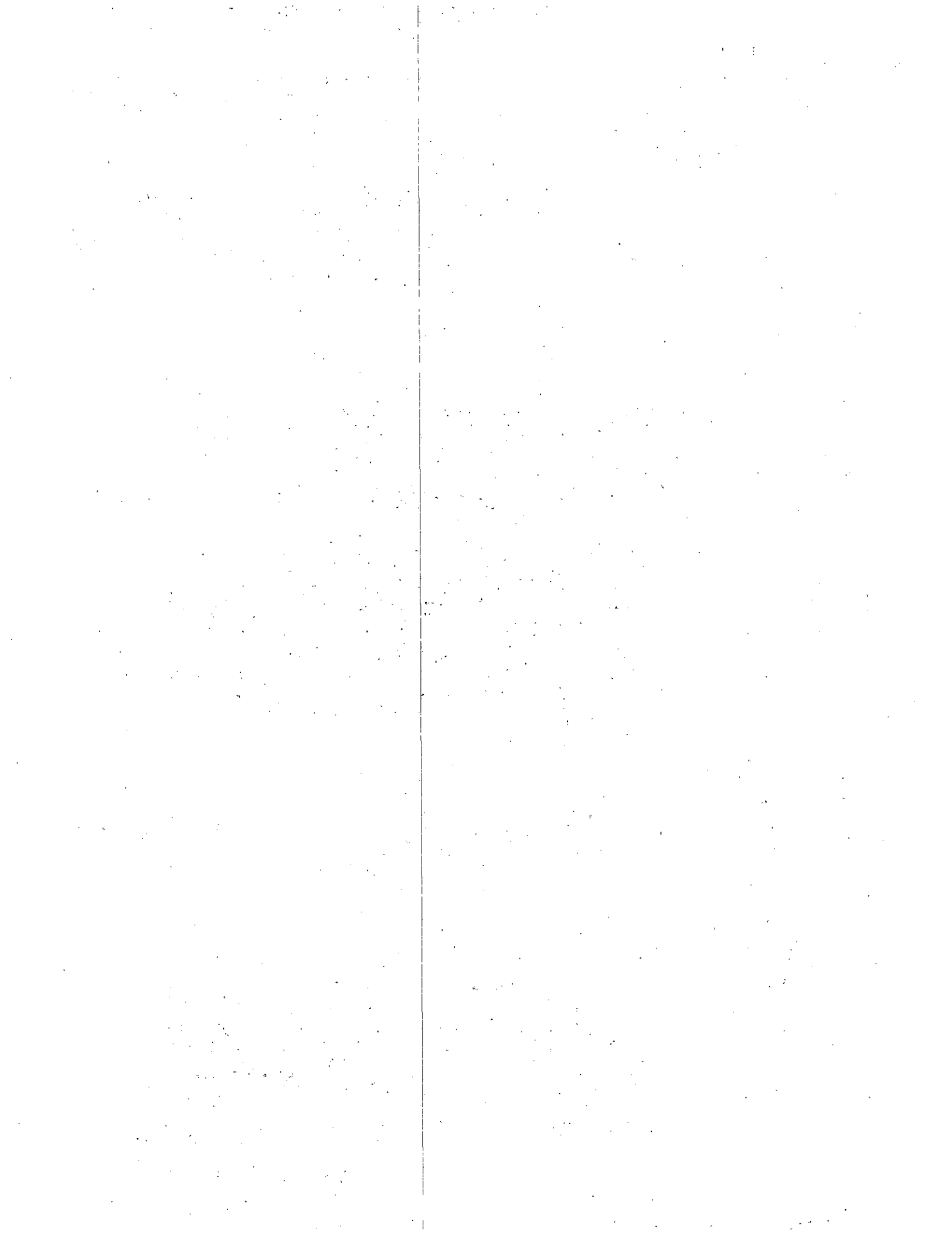
From: Krout, Marvin
Sent: Tuesday, November 20, 2001 10:47 AM
To: Cassady, Terry
Subject: FW: Jay Russell plat -- policy issue
Sensitivity: Private

Manager has not responded to this yet, but I would like you to schedule for next DCC meeting, since I told Jay we would discuss it. MK

-----Original Message-----

From: Krout, Marvin
Sent: Thursday, November 15, 2001 5:41 PM
To: Cherches, Chris
Subject: Jay Russell plat -- policy issue
Sensitivity: Private

Jay Russell has been attempting to move forward with a subdivision of 66 single family lots on 14 acres in District 3 near Hydraulic and 45th Street South. This is not within the "NRA" or the "Heart of Wichita" boundaries, where we have built in incentives -- except for the waiver of the "fee in lieu of assessment" for water and sewer mains, because it is in an area that was annexed in the 1960s. This is a difficult area to market single family because, like much of South Wichita, it is characterized by mobile home parks, apartments, and older homes with varying maintenance on large lots and dirt streets. But it is an area where the City has installed services and is upgrading them in the future (widening Hydraulic, moving fire station closer, moving branch library closer, etc.). I believe it qualifies as "infill" housing, and it will be much less costly to the public for this land to be infilled than to have Jay Russell abandon the site and go out further looking for a "greenfield" where his costs and aggravation are less.



I think it's fair to say that it costs the City somewhere around \$20,000 in City-funded infrastructure and other capital costs per dwelling unit, eventually, to develop in a "greenfield" area. So every infill lot is a potential savings of up to that amount for the City. And so my point is that maybe it is worthwhile to think about a more flexible policy on incentives, maybe some kind of sliding scale (I have seen something like this for Austin), depending on the location -- so that a property like this will not continue to be passed over.

In this case -- and I've seen it in other cases -- Russell has laid out a pattern using the existing dirt street system, but he can't just pave his "half" of the streets, he either needs to get the existing homeowners on the other side of the dirt streets to share the cost, or needs to pick up the entire cost, which would be double the normal cost per new lot. Public Works went out to the neighborhood, and only 2 of 30 lot owners were willing to pay "their share" -- partly because the existing lots were large and so their share was pretty expensive. What I understand is that when CM Lambke heard of the neighbors' opposition, he said he would not support the paving petition. And so Russell is about to abandon the plans and look elsewhere.

My point is that maybe the City can assist in situations like this -- because there is a net savings for the infill development -- even if it is not within the traditional "core area" as defined by the NRA or Heart of Wichita boundaries.

If you think this is worth further discussion, maybe the DCC, expanded to include Finance people, would be the right place to start. MK

Cain, Timothy

To: Moshier, Doug
Cc: Huang, Vicky ; Morris, William ; McMinnville, Kristine
Subject: Woodlake 2nd Redevelopment

Sensitivity: Private

Water (448-89474) & Sewer (468-83112) for Woodlake 2nd Addition (in the area between Douglas and 2nd and Sheridan & St. Paul that use to be an old Catholic school) have been completed and are in the upcoming July Bond Sale. Paving (472-83238) for Woodlake 2nd Addition has been completed except for minor cleanup and has yet to be closed for bonding. The developer is arranging to sell a portion of the property (25 of 68 lots) to another developer that is developing the property as Sterling Point Addition. This will result in removal of more than half of the recently constructed Water, Sewer and Paving improvements associated with those 25 lots. The estimated cost of the improvements to be removed amount to approximately \$134,292. It has been determined that the new developer will have to pay for cost of the improvements to be removed.

02/22/2002