

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

**CASE NUMBER:** SUB 2010-51 -- GREENWICH OFFICE PARK 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** Greenwich 13, LLC, 150 N. Market, Wichita, KS 67202

**SURVEYOR/AGENT:** MKEC Engineering Consultants, Inc., 411 N. Webb Rd., Wichita, KS 67206

**LOCATION:** West of Greenwich, North side of 13<sup>th</sup> St. North (District II)

**SITE SIZE:** 9.93 acres

**NUMBER OF LOTS**

Residential:	
Office:	1
Commercial:	
Industrial:	$\frac{1}{2}$
Total:	2

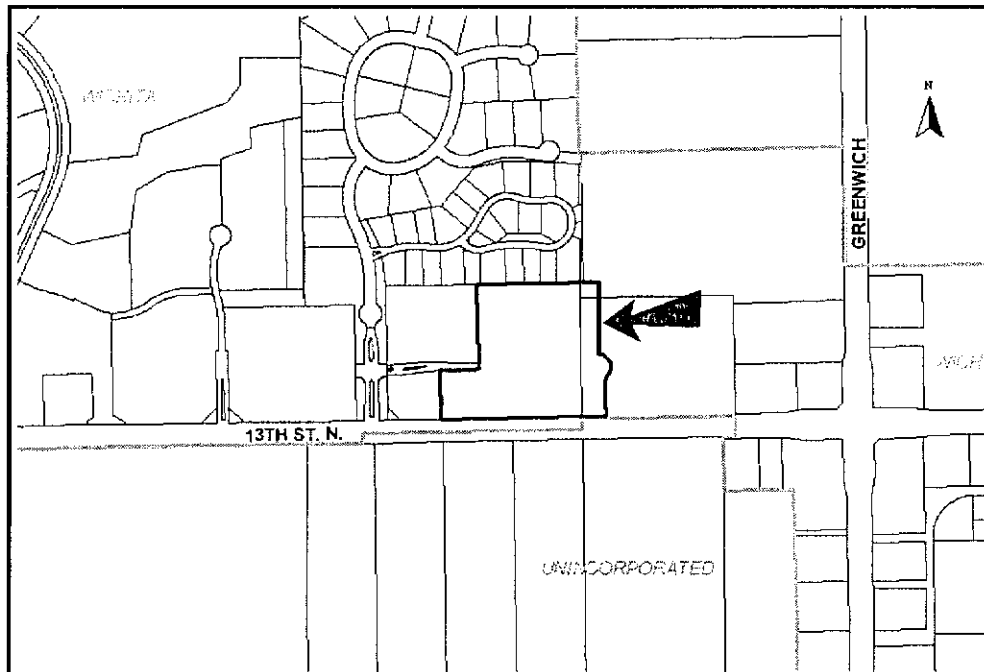
**MINIMUM LOT AREA:** 4 acres

**CURRENT ZONING:** LI Limited Industrial

**PROPOSED ZONING:** LI Limited Industrial (Lot 2), GO General Office (Lot 1)

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**VICINITY MAP**



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**NOTE:** This is a replat of a portion of the Greenwich Office Park Addition in addition to unplatted property. Lot 1 has been approved for a zone change (ZON 2010-33) from LI Limited Industrial to GO General Office.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department requests a petition for extension of water (distribution main) to serve both lots platted. Sewer is available for both lots.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Storm Water Management needs to comment on the status of the applicant's drainage plan.
- D. The plat denotes access controls along 13<sup>th</sup> St "per access management regulations".
- E. Traffic Engineering requests a reconfiguration of the roundabout. The applicant needs to expand the boundaries of the plat eastward to allow for a 15-foot street, drainage and utility easement that adjoins both sides of Camden Cir. The street, drainage and utility easement should extend perpendicular from 13<sup>th</sup> St.
- F. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- G. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves for that Addition, but not being replatted by this Addition, the above covenants and/or other legal documents shall be provided which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- H. 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.
- I. The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- J. GIS has requested that "Camden Cir" be replaced with "Carriage Oaks Cir" or "Smithmoor Cir".
- K. The recording information is needed for the contingent dedication being vacated with the plat as referenced in the certificate of survey.
- L. The preliminary plat under "Geography" should be corrected to read "Located in northeast Wichita in a commercial corridor".
- M. In the legend "property" needs spelled correctly.
- N. In the basis of bearing note, S88°53'46"E needs changed to S88°53'46"W.
- O. Additional abbreviations (e.g. D.E., U.E.) should be included in the legend.
- P. On the mortgage certificate "GREENWICH OFFICE PARK ADDITION" needs changed to "GREENWICH OFFICE PARK SECOND ADDITION".
- Q. 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.
- R. 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 storm water.
- S. The applicant shall install or guarantee the installation of all utilities and facilities that are applicable and described

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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.)

- T. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- V. 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.
- W. 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 National Pollutant Discharge Elimination System 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.
- Z. A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.