

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2008-91 – TURKEY CREEK COMMERCIAL ADDITION

OWNER/APPLICANT: John E. Dugan Family Partnership, Attn: John Dugan, 2416 Morning Dew,
Wichita, KS 67205-1302

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Northeast corner of Pawnee and 135th St. West (District IV)

SITE SIZE: 8.7 acres

NUMBER OF LOTS

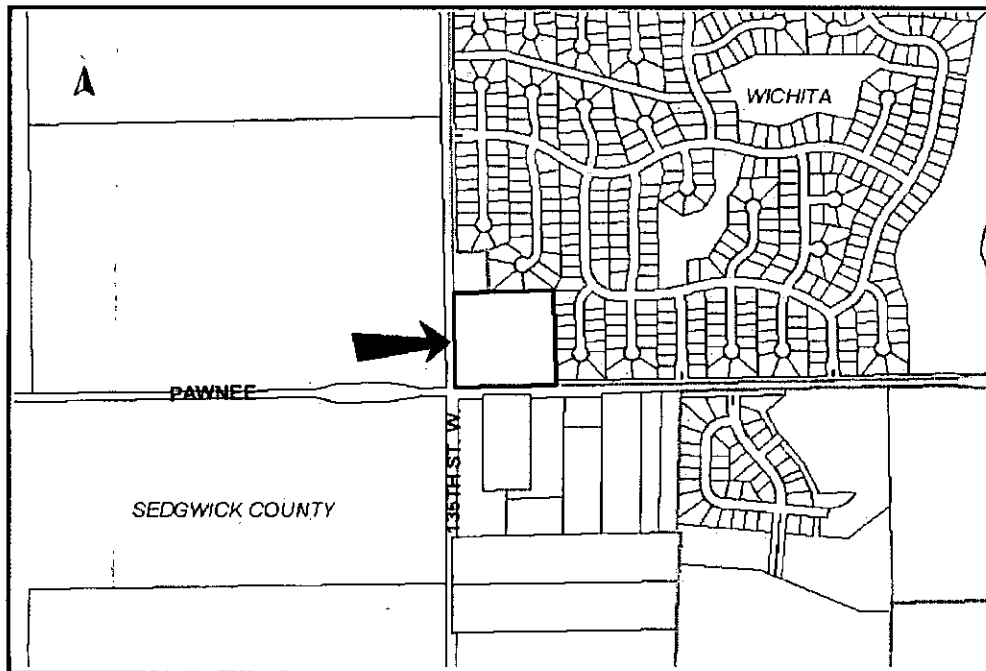
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.28 acres

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: LC Limited Commercial

VICINITY MAP



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NOTE: The site has been approved for a zone change (ZON 2008-50) from SF-5 Single-family Residential to LC Limited Commercial. The Turkey Creek Commercial Park Community Unit Plan (CUP 2008-33, DP-314) was also approved for this site.

STAFF COMMENTS:

- A. Wichita Water Utilities Department requires the applicant to extend water (transmission and distribution mains) and sewer (mains and laterals) to serve all lots being platted.
- 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 Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan.
- D. In accordance with the CUP, the applicant shall provide guarantees for left turn center lanes and right turn decel lanes to all full movement approaches.
- E. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along both Pawnee and 135th St. West including two joint openings. The final plat shall reference the dedication of access controls in the plat's text.
- F. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north along 135th St. West effective upon platting of that property for any commercial development.
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Turkey Creek Commercial Park Community Unit Plan (CUP 2008-33, DP-314).
- J. The wall easement shall be referenced in the plat's text.
- K. 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.
- L. 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.
- M. 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.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.
- Q. 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.

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- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/26/08)

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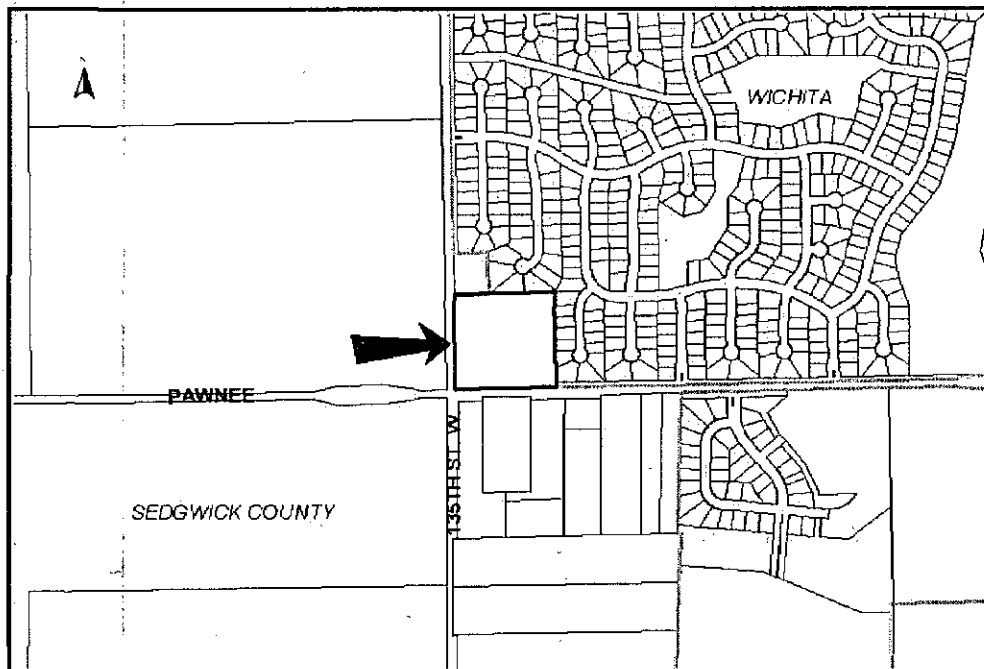
Residential:	
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SUB 2008-91 – Final Plat of TURKEY CREEK COMMERCIAL ADDITION
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NOTE: The site has been approved for a zone change (ZON 2008-50) from SF-5 Single-family Residential to LC Limited Commercial. The Turkey Creek Commercial Park Community Unit Plan (CUP 2008-33, DP-314) was also approved for this site.

STAFF COMMENTS:

- A. Wichita Water Utilities Department requires the applicant to extend water (transmission and distribution mains) and sewer (mains and laterals) to serve all lots being platted.
- 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. As requested by the Subdivision Committee, City Stormwater Engineering has met with the property owners to the south to review the drainage plan. The applicant's drainage plan has been approved.
- D. In accordance with the CUP, the applicant shall provide guarantees for left turn center lanes and right turn decel lanes to all full movement approaches.
- E. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along both Pawnee and 135th St. West including two joint openings.
- F. A restrictive covenant shall be submitted that permits future cross-lot access with the abutting property owners to the north along 135th St. West effective upon platting of that property for any commercial development.
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. 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.
- J. County Surveying advises that a bearing is needed on the west diagonal line of Lot 2, Block A.
- K. County Surveying advises that a bearing is needed on the south diagonal line of Lot 3, Block A.
- L. 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.
- M. 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.)
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CLOSURE - TURKEY CREEK COMMERCIAL ADDITION

PT 01	North: 31135.0417	East :	24490.4529
Line Course:	N 89-50-50 W	Length:	660.0000
PT 02	North: 31136.8016	East :	23830.4552
Line Course:	N 00-03-21 W	Length:	627.6300
PT 03	North: 31764.4313	East :	23829.8436
Line Course:	N 89-56-39 E	Length:	660.0000
PT 04	North: 31765.0745	East :	24489.8433
Line Course:	S 00-03-21 E	Length:	630.0300
PT 01	North: 31135.0448	East :	24490.4572

MISCLOSURE:

Line Course:	S 55-18-21 W	Length:	0.0053
	North: 31135.0417	East :	24490.4529