

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/8/06)

CASE NUMBER: SUB 2006-54 -- STONEBRIDGE COMMERCIAL ADDITION

OWNER/APPLICANT: W. N. Enterprises, LLC, Attn: Evan LaRue, P.O. Box 9166, Wichita, KS 67277

SURVEYOR/ENGINEER: MKEC, Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: Southeast corner of 37th St. North and Maize Road

SITE SIZE: 35.9 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	11
Industrial:	
Total:	<u>11</u>

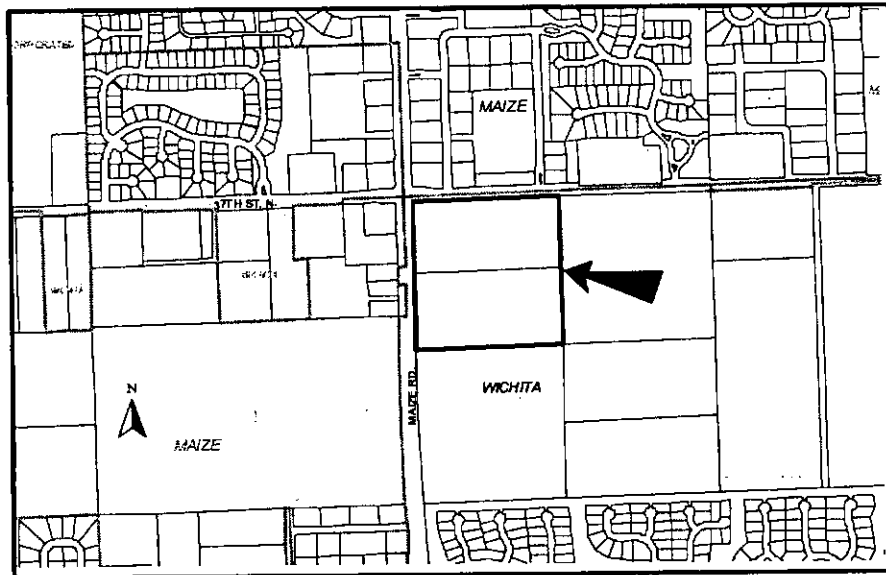
MINIMUM LOT AREA: 39,517 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

APP
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VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-07) from SF-5, Single-Family Residential to LC, Limited Commercial. The Stonebridge Community Unit Plan (CUP 2006-06, DP-295) was also approved for this site.

STAFF COMMENTS:

- A. In lieu of assessment fees are due for the connections to the existing water lines in Maize and 37th N. A petition is needed for sewer laterals. The property was already in a SS Main Benefit District. **A utility layout is needed. An off-site easement is needed for the sewer extension.**
- 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. **City Engineering requests that the ponds be included within a Reserve or Reserves. The proposed stormwater sewer between the ponds shall be located in a public drainage easement. Offsite drainage easements are required.**
- D. In accordance with the CUP, the applicant shall provide a guarantee for center left-turn 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 Maize Road and two openings along 37th St. North. Additional openings may be permitted if in accordance with access management standards.
- F. The access easements 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.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The City of Maize and City of Wichita need to work out agreement for annexation of 37th St. N. **An annexation agreement has been established which assigns maintenance responsibilities of 37th St. North to the City of Maize.**
- I. The applicant shall meet with **Traffic Engineering** regarding the need for coordination between the City of Maize and the City of Wichita for paving improvements to 37th St. North. **An annexation agreement has been established which assigns maintenance responsibilities of 37th St. North to the City of Maize.**
- J. Provisions shall be made for ownership and maintenance of any proposed reserves as requested by **City Engineering**. 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.
- K. For those reserves being platted for drainage purposes, the required covenant that 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.

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- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- M. 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.
- N. 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.
- O. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- P. 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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

STAFF REPORT
(Preliminary Plat)

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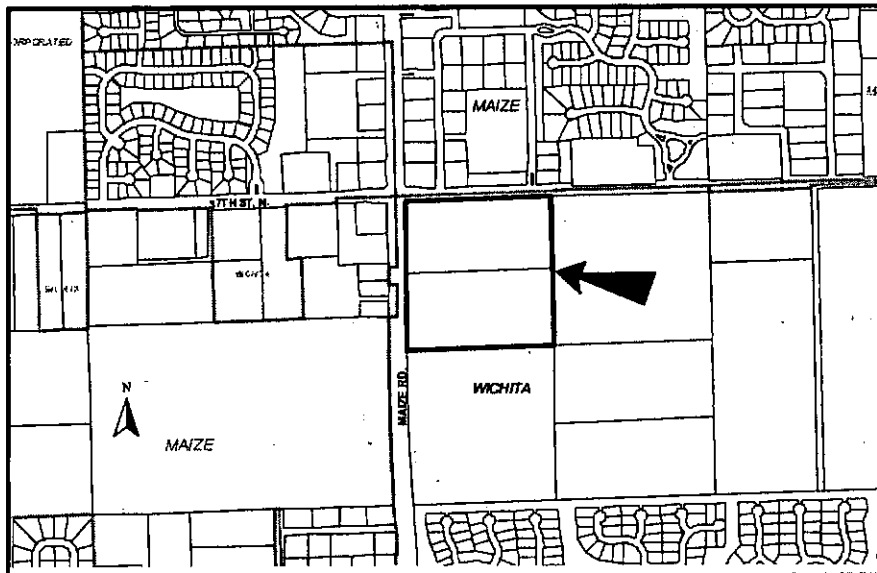
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VICINITY MAP



NOTE: This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2006-07) from SF-5, Single-Family Residential to LC, Limited Commercial. The Stonebridge Community Unit Plan (CUP 2006-06, DP-295) was also approved for this site.

STAFF COMMENTS:

- A. Municipal water is available but fees in lieu of assessment for the whole plat are applicable. Sewer needs to be extended to all the lots being platted.
- 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.
- D. In accordance with the CUP, the applicant shall provide a guarantee for center left-turn 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 Maize Road and two openings along 37th St. North. Additional openings may be permitted if in accordance with access management standards. The final plat shall reference the dedication of access controls in the plat's text.
- F. The access easements 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.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. Provisions shall be made for ownership and maintenance of any proposed reserves as referenced in the Notes. 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. For those reserves being platted for drainage purposes, the required covenant that 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.
- J. Since Reserve C (as referenced in the Notes) includes a swimming pool, 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. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.

- L. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Stonebridge Community Unit Plan (CUP 2006-06, DP-295).
- M. If platted, the setbacks along the east and south need to be labeled.
- N. The wall easement shall be referenced in the plat's text.
- O. 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.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
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- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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.