

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-54 -- GARDENS AT WICHITA PLACE ADDITION

OWNER/APPLICANT: Steel Sunflowers, LLC, Attn: Martha S. Johnson, Manager, 5200 S. 247th St. W.,
Goddard, KS 67052; Mental Health Association of South Central Kansas, Attn:
Dr. Rose Mary Mohr, 555 N. Woodlawn, Ste. 3105, Wichita, KS 67208

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

LOCATION: South of 31st St. South, West of Broadway (District III)

SITE SIZE: 3.92 acres

NUMBER OF LOTS

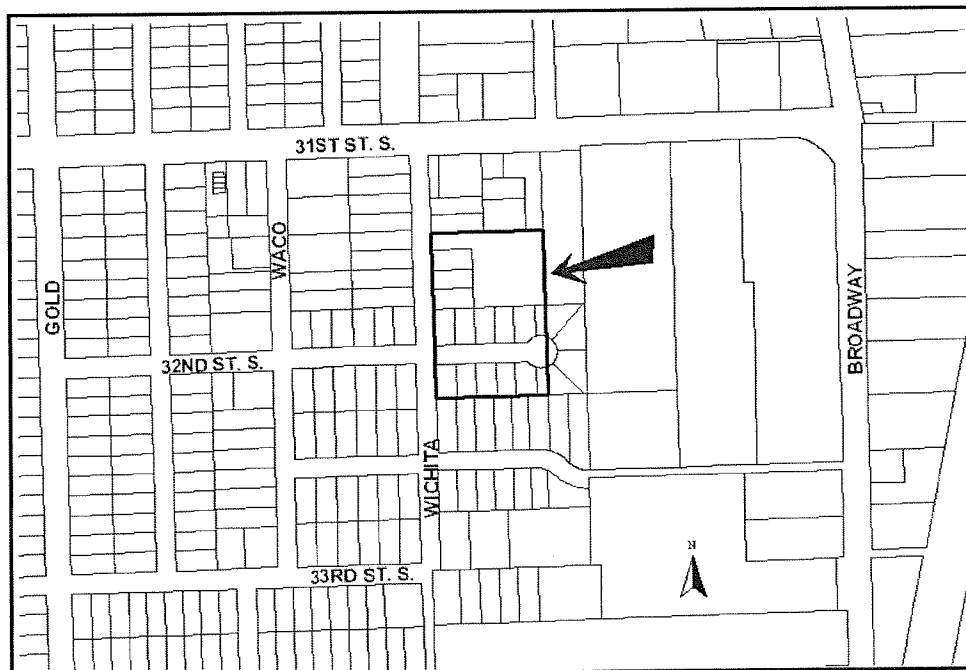
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 1.56 acres

CURRENT ZONING: SF-5 Single-family Residential; TF-3 Two-family Residential; LC Limited Commercial

PROPOSED ZONING: MF-29 Multi-family Residential

VICINITY MAP



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NOTE: This is a replat of a portion of the American Legion Addition which includes the vacation of 32nd St. The site has been approved for a zone change (ZON 2007-36) from SF-5 Single-family Residential; LC Limited Commercial and TF-3 Two-family Residential to MF-29 Multi-Family Residential. A Protective Overlay #193 was also approved for this site addressing on-street parking, building height, screening, and landscaping.

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 advises that municipal services are available to serve the site. Fees in lieu of assessments are required regarding water transmission and distribution.
- B. The 10-foot drainage and utility easement along the south property line should be labeled as a utility easement.
- C. Due to the vacation of 32nd Street, the remaining lots in the American Legion Addition will have no access to a public street. The Applicant should contact the property owner to the east regarding the need for a replat upon any future development of the property.
- D. County Surveying requests the correction of the legal description to include a portion of 32nd Street South Circle.
- E. County Surveying advises the 35-foot building setback on the north line of Lot 1 needs located (east-west).
- F. County Surveying requests the correction of the basis of bearing from S01°04'18"E to N88°36'09"E.
- G. The spelling of "property" needs corrected in the legend on the preliminary plat.
- H. The spelling of "multi-family" needs corrected in the notes #4 on the preliminary plat.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- K. 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.
- L. 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 storm water.
- 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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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- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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). Please include the name of the plat on the disc.