

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-57 – STONEY POINTE ADDITION

OWNER/APPLICANT: North Greenwich/29th LLC, 8100 E. 22nd St North, Building 1000, Wichita, KS 67226-2310; Edward Rose Properties, Inc., 6101 Newport Road, Kalamazoo, MI 49003

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: South side of 29th Street North, East of Greenwich (District II)

SITE SIZE: 45.77 acres

NUMBER OF LOTS

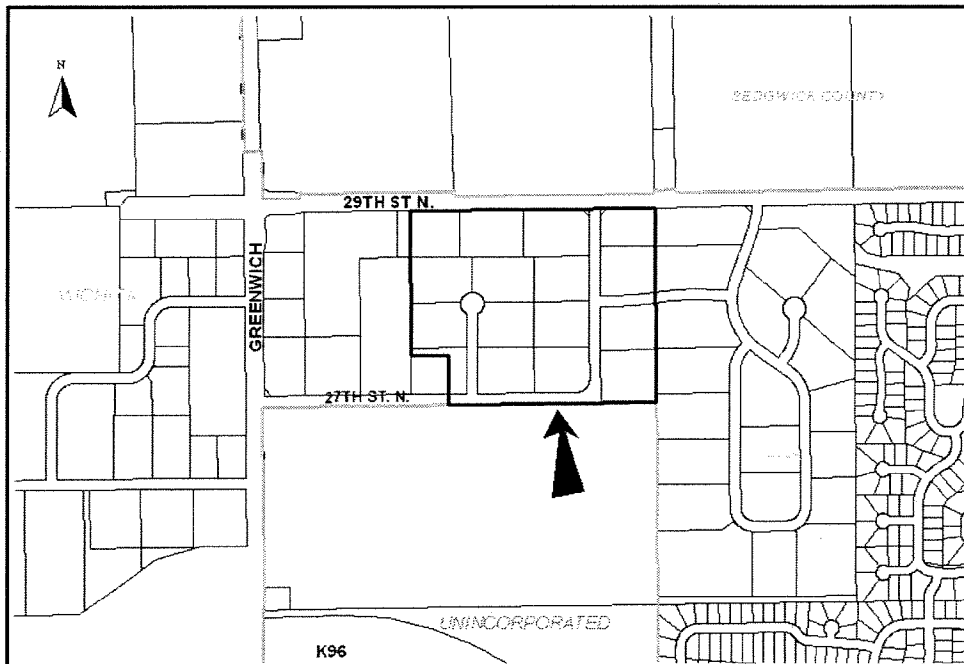
Residential:	1
Office:	
Commercial:	3
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 2.8 acres

CURRENT ZONING: LI Limited Industrial

PROPOSED ZONING: MF-18 Multi-family Residential, LC Limited Commercial

VICINITY MAP



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NOTE: This is a replat of a portion of the Greenwich Business Center Addition. The street layout has been revised to include two cul-de-sacs. The site has been approved for a zone change (ZON 2010-31) from LI Limited Industrial to MF-18 (Lot 1) and LC Limited Commercial (Lots 2-4). A Protective Overlay #74 (amendment) was also approved for this site addressing uses, setbacks, outdoor storage, height, signs and cross-lot circulation.

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. Petitions have been provided with the Greenwich Business Center Addition for sewer, water, drainage and paving improvements. New petitions are needed for future improvements.
- B. City of Wichita Water Utilities Department requests a petition for water extension (distribution and transmission) and sewer extension (main and lateral) to serve all the lots being platted. A special acquisition water service area fee will be imposed on all lots.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. City Storm Water Management needs to comment on the drainage plan.
- E. County Surveying requests correct dimensions on the north line of Lots 2 and 3.
- F. County Surveying requests that the streets be included in the legal description.
- G. County Surveying requests the legal description include the portion of 27th St. North, 27th Court, Essex, and 28th St. North which is being replatted.
- H. Traffic Engineering has requested a petition for the paving of 29th Street North.
- I. The applicant shall guarantee the paving of the proposed streets including a guarantee for a turnaround for the terminus of 28th Street.
- J. Traffic Engineering has approved the access controls. The plat proposes two access openings along 29TH Street North. The access controls should be dimensioned and referenced in the plat's text.
- K. Traffic Engineering has allowed the 32-foot street subject to no parking on both sides of the street and being constructed to commercial street thickness standards. A restrictive covenant shall be provided specifying the no parking requirement. A 15-foot street, drainage and utility easement is needed along both sides of the 32-foot streets.
- L. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- M. Since the vacation of 28th Street has created a dead-end street to the east, an on-site or off-site dedication of street right-of-way is needed for a 130-foot diameter turnaround.
- N. Traffic Engineering needs to comment on the diameter of the turnarounds.
- O. As the plat consists of commercial lots abutting non-arterial streets, the Subdivision Regulations require sidewalks for Lots 2-4.
- P. 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.

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- Q. 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.
- R. 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.
- S. Stormwater detention has been proposed for Reserves A, B, C and D. The Airport Authority advises that this plat may pose adverse and objectionable safety impacts to Colonel James Jabara Airport due to the introduction of open bodies of water, and therefore constitutes a "wildlife attractant" and an "airport hazard". The Airport Authority recommends the plat be approved subject to compliance with the provisions of "FAA CA 150/5200-33B – Hazardous Wildlife Attractants on or near Airports".
- T. 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.
- U. In accordance with the Protective Overlay approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- V. GIS has approved the plat's street names.
- W. In the surveyor's certificate, the word "rights-of-way" shall be depicted correctly.
- X. 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.
- Y. 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.
- Z. 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.)
- AA. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- BB. 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.
- CC. 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.
- DD. 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.
- EE. Perimeter closure computations shall be submitted with the final plat tracing.
- FF. 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.

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GG. 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.