

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00021 – REEDS COVE MEDICAL CAMPUS ADDITION

OWNER/APPLICANT: Physicians Development Group, LLC, Attn: Butch Nuss, 7200 West 13th, Suite #5, Wichita, KS 67212

SURVEYOR/AGENT: Ruggles and Bohm, P.A., Attn: Will Clevenger, 924 N. Main, Wichita, KS 67203

LOCATION: East side of 127th Street East, South of 21st Street North (District II)

SITE SIZE: 11.89 acres

NUMBER OF LOTS

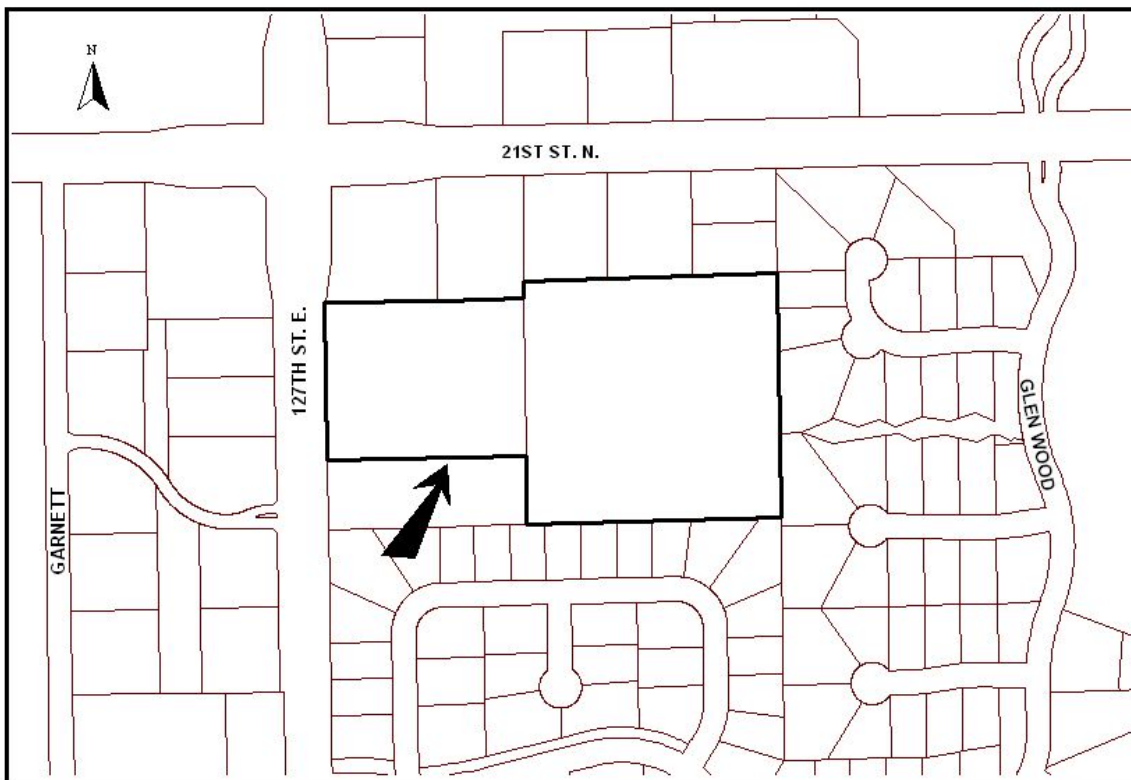
Residential:	
Office:	
Commercial:	5
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 42,925 square feet

CURRENT ZONING: LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



SUB 2011-00021 -- One-Step Final Plat of REEDS COVE MEDICAL CAMPUS ADDITION
April 28, 2011 - Page 2

NOTE: This is a replat of a portion of the Reed Commercial Addition. The site is subject to the Reed Commercial Addition CUP DP-222. The applicant has submitted a request for an amendment to the CUP (CUP2011-00014, DP-222) to reflect the new parcel boundaries (Parcels 6-10) and creation of a new internal street.

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 Public Works and Utilities Department requests the extension of water (transmission and distribution) to serve all lots being platted. Sewer extension (lateral) is needed to serve Lots 1, 2 and 5. Lots 3 and 4 are already served with sewer.
- 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. Traffic Engineering has approved the access controls. The plat proposes complete access control along the 127th Street East street frontage except for one street opening.
- E. The street right-of-way width of Shadybrook shall be increased to the standard 70-foot commercial street standard. In the alternative the right-of-way width may be decreased to 58 feet with submission of a restrictive covenant prohibiting on-street parking and construction to a commercial street thickness.
- F. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard.
- G. 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.
- H. 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.
- I. The wall easement shall be referenced in the plat's text.
- J. 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.
- K. On the final plat tracing, the MAPC signature block needs to reference "Debra Miller Stevens" as Chair.
- L. GIS needs to comment on the plat's street name.
- M. 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.
- N. 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.
- O. 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.)
- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.

SUB 2011-00021 -- One-Step Final Plat of REEDS COVE MEDICAL CAMPUS ADDITION
April 28, 2011 - Page 3

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