

**STAFF REPORT**  
(Final; Plat, Preliminary Plat Approved 3/17/11)

**CASE NUMBER:** SUB 2011-00011 – SKYWAY WEST 2<sup>ND</sup> ADDITION

**OWNER/APPLICANT:** John E. Dugan Family Partnership, L.P., 2416 Morning Dew, Wichita, KS 67205

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

**LOCATION:** Southeast corner of 31<sup>st</sup> Street South and 119<sup>th</sup> Street West (District IV)

**SITE SIZE:** 165.10 acres

**NUMBER OF LOTS**

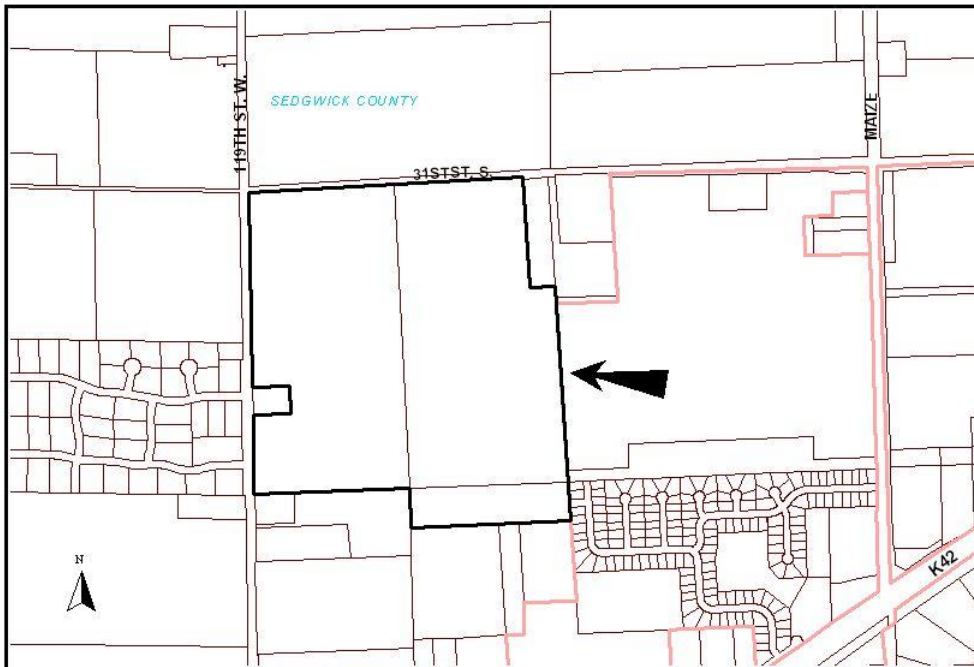
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 151.10 acres

**CURRENT ZONING:** SF-20 Single-family Residential

**PROPOSED ZONING:** IP Industrial Park

VICINITY MAP



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**NOTE:** This site is located in the County adjoining Wichita's boundary and annexation is required. The site has been approved for a zone change (ZON 2010-00039) from SF-20 Single-family Residential to IP Industrial Park. A Protective Overlay (P-O #247) was also approved for this site addressing uses, setbacks and access.

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. As this site is adjacent to Wichita's boundary, the Applicant shall submit a request for annexation. The final plat shall not be scheduled for City Council review until annexation has occurred.
- B. City of Wichita Public Works and Utilities Department requests a petition for extension of water (transmission and distribution) and sewer (main and lateral) to serve the lot being platted.
- 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. Reserve B may not be large enough compared to the size of the other stormwater management facilities for this subdivision. Possible offsite drainage easements are needed. An offsite drainage easement /agreement is needed regarding drainage to the subdivision plat to the north. The Subdivision Committee has required these issues addressed prior to final plat submittal.
- E. County Engineering requests a drainage plan.
- F. Traffic Engineering has requested a petition for left and right turn lanes along 119<sup>th</sup> Street West.
- G. The plat denotes five openings along 119<sup>th</sup> Street West and complete access control along 31<sup>st</sup> Street South. Traffic Engineering and County Engineering have approved the access controls.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance 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. 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 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. 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.
- O. 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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- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.