

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2011-00045 – LIES SQUARE ADDITION

OWNER/APPLICANT: Kocour, Herman J et al Trustees, 17 Stonebridge Circle, Wichita, KS 67230

SURVEYOR/AGENT: Poe and Associates, Inc., Attn: Tim Austin, 5940 East Central, Suite 200, Wichita, KS 67208

LOCATION: Northwest corner of 21st Street North and 151st Street West (District III)

SITE SIZE: 151.5 acres

NUMBER OF LOTS

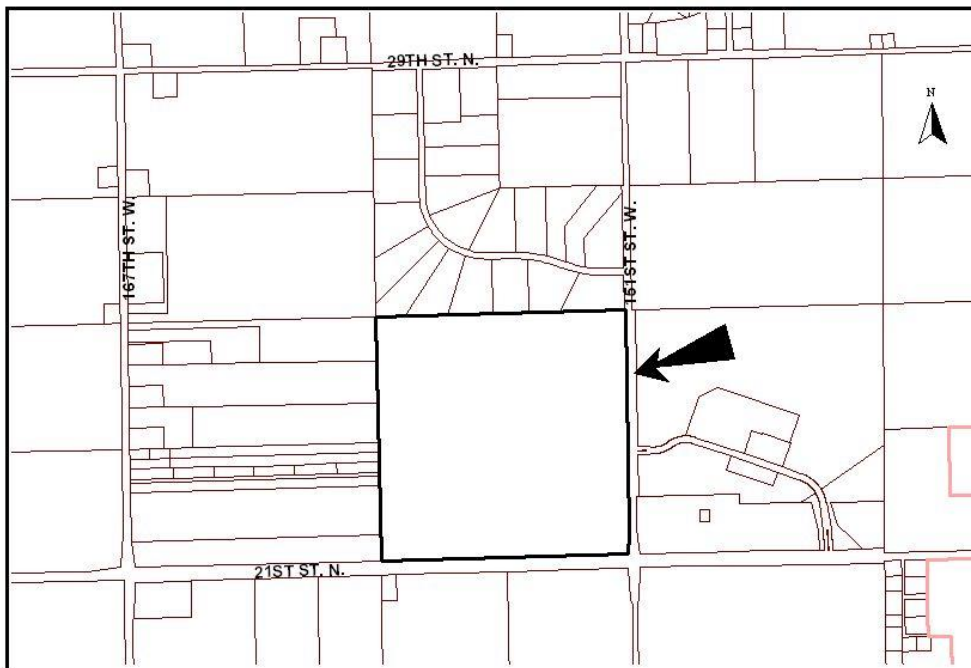
Residential:	1
Office:	
Commercial:	21
Industrial:	—
Total:	22

MINIMUM LOT AREA: .91 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: GC General Commercial, NR Neighborhood Retail, LC Limited Commercial, SF-5 Single-family Residential

VICINITY MAP



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NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Wichita 2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2010-00045) from RR Rural Residential to GC General Commercial, NR Neighborhood Retail, LC Limited Commercial and SF-5 Single-family Residential. The Lies Square Community Unit Plan (CUP 2010-00028, DP-324) was also approved for this site.

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 an extension of water (transmission and distribution) and sewer (main and lateral) to serve all lots being platted. An outside-the-city agreement shall be provided.
- 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. County Engineering advises that a detailed flood study is needed on the tributary to Dry Creek that crosses the southeast corner of the plat. A Notice of Intent (NOI) from the State and storm water permit are needed.
- D. The southeast line of Lot 21 should be a solid bold line.
- E. In the title block "north half" needs to be corrected.
- F. County Surveying advises that the dimension on the diagonal portion of the 40-foot drainage easement of 2401.88' needs corrected.
- G. County Surveying advises that the benchmark datum NGVD88 needs replaced with NAVD 88.
- H. County Surveying advises that Benchmark #1 is a ¾" iron pipe with Sedgwick County cap.
- I. County Surveying advises that section corners need labeled with a monument description.
- J. County Surveying advises that the triangle in the legend does not match the monument type.
- K. The location map depicting "T26S-T27S" needs corrected.
- L. "Sedgwick" needs spelled correctly under the Benchmark #1 description.
- M. A right-of-way dimension is needed on 151st Street aligning with the south line of Lot 12.
- N. On the final plat, the platlor's text shall note the dedication of the streets to and for the use of the public.
- O. The plat denotes seven openings along both arterials. The final plat shall specify the following: "The location of all access openings shall be in accordance with minimum spacing requirements of the Wichita/Sedgwick County Access Management Standards." County Engineering requests the applicant schedule a meeting to discuss access controls and traffic improvements.
- P. The applicant is advised that due to encroachment of the proposed Northwest Bypass on this plat, the property is subject to meeting the requirements of the Corridor Preservation Plan Overlay District (CP-O) prior to the issuance of any building permits.
- Q. A block shall be designated on the face of the plat and referenced in the platlor's text.
- R. The south and east property line of Lot 22 should be denoted with a solid bold line.
- S. The scale should be corrected to match the scale of the CUP.
- T. The final plat tracing shall state in the platlor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

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- U. 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.
- V. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Lies Square Community Unit Plan (CUP 2010-00028, DP-324).
- W. Since the 35-foot building setbacks established by the CUP are greater than the 20-foot zoning setback, it is recommended that 35-foot setbacks are platted.
- X. The 60-foot right-of-way width along 151st Street West needs to be labeled.
- Y. The access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- Z. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- AA. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- BB. The applicant is reminded that this site is located within three miles of the corporate boundary of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- CC. On the final plat tracing, the MAPC signature block needs to reference "Shawn Farney" as Chair.
- DD. In the title block "Wichita" needs to be deleted.
- EE. GIS has requested abbreviations for the street types and directionals.
- FF. According to the platting binder, a pipeline easement has been granted over this plat. The applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat, shall be shown and the pipeline's name and recording information shown.
- GG. 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.
- HH. 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.)
- II. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- JJ. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- KK. 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.
- LL. 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 Stormwater 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.

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MM. Perimeter closure computations shall be submitted with the final plat tracing.

NN. 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.

OO. 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.