

**STAFF REPORT**  
(Revised Preliminary Plat, Preliminary Plat Deferred 11/9/11)

**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 21<sup>st</sup> Street North and 151<sup>st</sup> Street West (County District III)

**SITE SIZE:** 151.5 acres

**NUMBER OF LOTS**

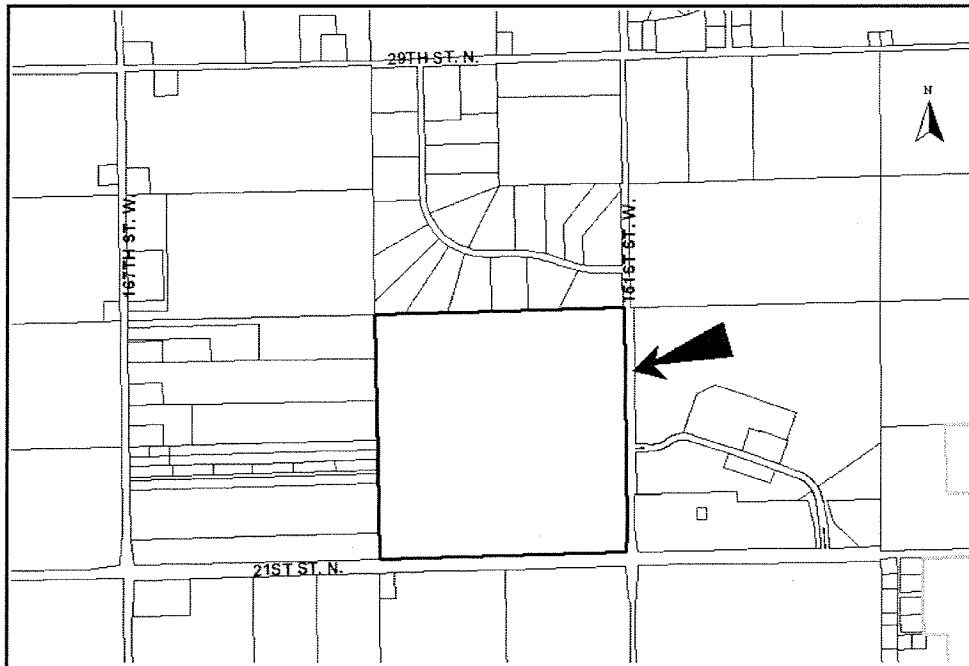
Residential:	150
Office:	
Commercial:	21
Industrial:	
Total:	<u>171</u>

**MINIMUM LOT AREA:** 8,000 square feet

**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.

This revised preliminary plat has included 150 residential lots for the northwest portion of the property.

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 drainage plan and calculations are needed. A Notice of Intent (NOI) from the State and storm water permit are needed. Floodplain mapping as shown on panel 307F of the proposed May 2, 2012, FIRM should be depicted in reserves on the plat.
- D. Lot 46, Block 4 should be corrected to Lot 16.
- E. County Engineering advises that an entrance and exit is needed on Jama Street and on Westwind Street. 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."
- F. County Engineering recommends that the Subdivision Committee deny the portion of the preliminary plat northwest of the south right-of-way line for the proposed K-254 project and require drainage improvements serving the remainder to be located within the remainder until such time that public street access can be provided to Westwind and Jama.
- G. On the final plat, the platlor's text shall note the dedication of the streets to and for the use of the public.
- H. A temporary turnaround for Jama St is needed at the west line of the plat. The platlor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street westward.
- I. The street rights-of-way need to be revised to comply with urban street standards. The loop streets and stub streets need to be 64 feet wide and cul-de-sacs need to be 58 feet wide.
- J. The Applicant shall guarantee the paving of the proposed streets to the urban street standards. The guarantee shall also provide for sidewalks on at least one side of all loop streets. The paving guarantee shall include the installation of a temporary turnaround for Jama St.
- K. GIS has requested the following revisions:
  - 1. "23<sup>rd</sup> St N" should be "25<sup>th</sup> St N" and both extending cul-de-sacs should be "25<sup>th</sup> Cir N".
  - 2. Jama St and the three southerly Jama Cts should be Reece Rd and Reece Cts.
  - 3. Tapestry does not line up with the Tapestry currently in west Wichita and a new name is needed.
  - 4. Westwind is currently used in Valley Center (and it begins with a direction). A new name is needed. The extending cul-de-sacs both need to be named Cts.
- L. 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.
- M. 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.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a

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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.

- O. 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).
- P. 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.
- Q. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. 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.)
- W. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Sedgwick County Electric Cooperative Association has requested additional utility easements to be platted on this property.
- CC. 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. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl (e-mail address: [nstrahl@wichita.gov](mailto:nstrahl@wichita.gov)).