

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/27/11)

CASE NUMBER: SUB 2011-00048 – LAKESIDE AT THE MOORINGS ADDITION

OWNER/APPLICANT: CBB Northlakes, LLC, Attn: Kurt and Brad Bachman, 4647 North Meridian, Wichita, KS 67204

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

LOCATION: South of 45th Street North (extended), West side of Meridian (District VI)

SITE SIZE: 64.19 acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 32,505 square feet

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: LC Limited Commercial, OW Office Warehouse, SF-5 Single-family Residential

VICINITY MAP



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NOTE: This is a replat of the Moorings South Addition. A portion of the site has been approved for a zone change (ZON 2010-00028) from SF-5 Single-family Residential to LC Limited Commercial and OW Office Warehouse. The Lakeside at the Moorings Commercial Community Unit Plan (CUP 2010-00016, DP-323) was also approved for this site.

STAFF COMMENTS:

- A. City of Wichita Public Works and Utilities Department advises that Lots 1, 2, 3 and 21 have access to water and sewer. The applicant needs to extend water (transmission and distribution) and sewer (main and lateral) to serve all other lots being platted. In addition to vacating the 25-foot aquaduct easement (raw water line), the applicant shall guarantee the removal of the pipeline within this plat and cap/plug the remaining pipe to City specifications. Such guarantee shall not be provided through the use of a petition.
- 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 Stormwater Management has approved the drainage plan subject to the following conditions:
1. A conceptual stormwater sewer should be shown on the drainage plan between Lots 17 and 19, to drain Lot 18, sized to be determined based on site specific development plan.
 2. A conceptual stormwater sewer should be shown on the drainage plan between Lots 5 and 7, to drain Lot 6, sized to be determined based on site specific development plan.
 3. A stormwater sewer should be shown on the drainage plan extending from the existing storm system in Meridian Avenue east of Lot 3 to the north to serve Lot 21, size to be determined on the plan and shown in a 20-foot drainage easement.
 4. Runoff from Lot 1 should have the flow arrows redrawn to drain to Reserve E, so the runoff can be treated for water quality before discharging to the public.
 5. A narrative needs to be included that Lots 21, 2 and 3 do not need to provide water quality treatment, since the rest of the development is treating more than 80% TSS.
 6. A note needs to be included in the plan that a shallow flat ditch graded to drain from Reserve F to the existing K-96 right-of-way along the east fence line of the flood control right-of-way shall be excavated for emergency overflow. If this basin won't percolate well, a permanent ditch is needed to drain the developed runoff to flood control structure #5252-0020.
- D. In accordance with the CUP, Traffic Engineering has required a signalization guarantee.
- E. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- F. The plat proposes one street opening and two openings along Meridian. Traffic Engineering has approved the access controls.
- G. The applicant shall guarantee the paving of the proposed street to the business/industrial street standard. The guarantee shall also provide for sidewalks and also the paving of Cobblestone.
- H. 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.
- 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 note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Lakeside at the Moorings Commercial Community Unit Plan (CUP 2010-00016, DP-323).
- K. This property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- L. The applicant needs to request a CUP adjustment as the original CUP parcel boundaries and access controls do not

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correspond with the area being platted.

- M. 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.
- N. GIS has approved the plat's street names.
- O. 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.
- P. 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 stormwater.
- Q. 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Westar Energy has requested additional easements. Westar has existing facilities in the area being replatted that may be abandoned and de-energized. Removal may be required along with cost involved that would be at the applicant's expense. A street light pole that is located along Meridian may need to be relocated as it appears to be in conflict with the new opening for Bachman Cir. Reed Holbrook, Senior Customer Service Rep, should be contacted at 261-6360 about the possible cost for any removal and relocation as well as coordinating the work.
- X. 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 Kathy Wilson (e-mail address: kwilson@wichita.gov).