

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** SUB2012-00012 – WATERWALK WEST ADDITION

**OWNER/APPLICANT:** City of Wichita, Attn: John Philbrick, Property Management, 455 North Main, 13<sup>th</sup> Floor, Wichita, KS 67202

**DEVELOPER:** Consolidated Holdings, Inc., Attn: Rod Scheck, 8621 East 21<sup>st</sup> Street North, Suite 250, Wichita, KS 67206

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

**LOCATION:** Southwest corner of MacLean and Maple (District IV)

**SITE SIZE:** 4.4 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	<b>1</b>

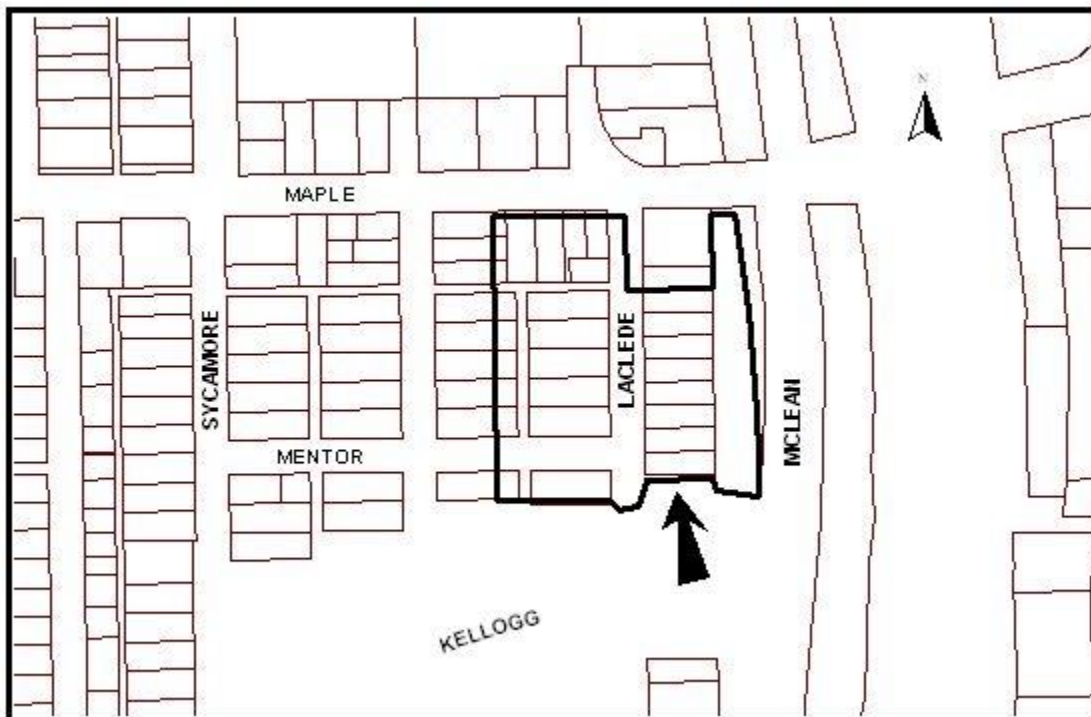
**MINIMUM LOT AREA:** 4.4 acres

**CURRENT ZONING:** LC Limited Commercial, B Multi-family Residential

**PROPOSED ZONING:** Same

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**VICINITY MAP**



**SUB2012-00012 – One-Step Final Plat of WATERWALK WEST ADDITION**  
**July 26, 2012 - Page 2**

**NOTE:** This is a replat of a portion of Shirk's 1<sup>st</sup> Subdivision Addition and Winne's Addition. This is Lot 2 of the West Bank 1<sup>st</sup> Addition, a plat that was approved by MAPC in 1995 and never recorded. This replat includes the vacation of an east-west alley, a north-south alley, Mentor Street and a portion of Laclede Avenue.

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 advises that water and sewer services are available to serve the site. The utility easement along the west side of the plat should be 20 feet wide.
- 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 needs to comment on the applicant's drainage plan.
- D. One access opening is proposed along Maple. One rights-in/out opening is proposed along MacLean Blvd as denoted on the site plan. City Traffic Engineering has approved the access controls subject to the openings being defined and revised in accordance with the site plan.
- E. 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.
- F. The Applicant has platted a 15-foot building setback along both Maple and MacLean which represents an adjustment of the Zoning Code standard of 20 feet for the LC and B Residential District respectively. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- G. The applicant should verify the 15-foot utility easement denoted along Maple which conflicts with the 10-foot utility easement shown along Maple on the site plan.
- H. 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.
- I. 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.
- J. 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.)

**SUB2012-00012 – One-Step Final Plat of WATERWALK WEST ADDITION**  
**July 26, 2012 - Page 3**

- K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Westar Energy has requested an additional utility easement to be platted on this property. Any removal or relocation of existing equipment of utility companies will be at the applicant's expense.
- Q. 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](mailto:kwilson@wichita.gov)).