



**CITY OF MAIZE
COUNCIL SPECIAL MEETING
MAYOR'S MEETING**

TIME: 11:00 AM
DATE: Wednesday, February 24, 2016
PLACE: Maize City Hall

I. CITY COUNCIL SPECIAL MEETING

AGENDA

MAYOR CLAIR DONNELLY PRESIDING

- 1) Call to Order
- 2) Roll Call
- 3) Approval of Agenda
- 4) New Business
 - A. One Step Final Plat Watercress Villas Addition
 - B. 2016 Addendum for City Administrators Agreement
- 5) Adjournment

II. MAYOR'S MEETING

- 1) Agenda under separate document

**MAIZE CITY COUNCIL
SPECIAL MEETING
WEDNESDAY, FEBRUARY 24, 2016**

AGENDA ITEM 4A

ITEM: One-step final plat of Watercress Villas Addition (S/D 01-015)

BACKGROUND: This is a one-step final plat for 23.5 acres on the east side of Maize Road north of 37th Street North. This property was approved for a zone change to LC Limited Commercial and MF-29 Multi-Family Residential by the Council in September of 2015.

The two lots on the plat reflect the 2 areas of zoning that were approved by City Council. Lot 1 is the area that was rezoned LC Limited Commercial and Lot 2 is the area that was rezoned MF-29.

Planning Commission unanimously approved this project at their January 7, 2016 meeting. All conditions that were recommended by the Planning Commission have been satisfied. Attached you will find a copy of the staff report that was prepared for the Planning Commission. Also attached is a drawing of the proposed plat and an aerial map with Lot 1 shown in red and Lot 2 shown in green.

City Engineering has reviewed and approved the final drainage plan for the property.

FINANCIAL CONSIDERATIONS: The applicant indicates that all utilities will be privately funded therefore no petitions are required.

LEGAL CONSIDERATIONS: The final plat document will be reviewed and approved as to form by the City Attorney and the County Surveyor. All utilities have reviewed the plat and requested additions have been incorporated.

RECOMMENDATION/ACTION: Accept the Watercress Villas Addition final plat, with plat to be filed with the County Register of Deeds.

STAFF REPORT

CASE NUMBER: S/D 03-015 One-step final plat Watercress Villas Addition

OWNER/APPLICANT: Walker, Lane & Reed Investments LLC
3900 Goldenrod Ct
Maize, KS 67101

ENGINEER: Tim Austin
Kaw Valley Engineering
200 N Emporia, Ste 10
Wichita, KS 67202

CONTRACT PURCHASER: Case & Associates
4200 E Skelly Drive, Ste 800
Tulsa, OK 74135

GENERAL LOCATION: East side of Maize Road, north of 37th Street

SITE SIZE: 23.5 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	1
Industrial:	
Institutional	—
Total:	2

CURRENT ZONING: “LC” Limited Commercial and “MF-29” Multi-Family residential

Planning Staff recommends approval of the final plat.

STAFF COMMENTS:

- A. Planning Commission Chairman and Secretary shall be changed to current members.
- B. City water and sewer services are currently available to serve the site.
- C. Access control except for two openings shall extend along the entire frontage of the property on Maize Road.
- D. Minimum pad elevations shall be listed on the plat or on the approved final drainage plan.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions, with cost estimates shall be submitted to the City of Maize for recording.
- F. **City Engineering** needs to comment on the status of the applicant’s final drainage plan.
- G. This property is in Area C on the FEMA flood map, not in the floodplain.
- 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 applicant shall install or guarantee the installation of all utilities and facilities which are applicable (water service and fire hydrants required for fire protection shall be as per the direction and approval of the Chief of the

Sedgwick County Fire Department.)

- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. 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.
- K. 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.
- L. 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 NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Maize, erosion and sediment control devices must be used on ALL projects.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council.
- O. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the City of Maize detailing this plat in digital format in AutoCAD, or sent via e-mail to dlemon@cityofmaize.org. This will be used by the County GIS Department.

Planning Commission Action

Having reviewed the one-step final plat for the Watercress Villas Addition filed as S/D 03-015, 1, _____ move that the Planning Commission

Approve the one-step final plat subject to conditions and modifications as heretofore agreed upon and listed, or

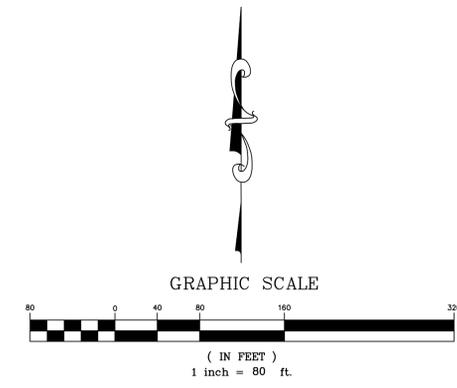
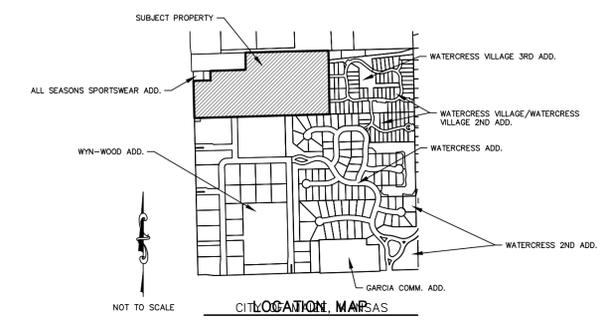
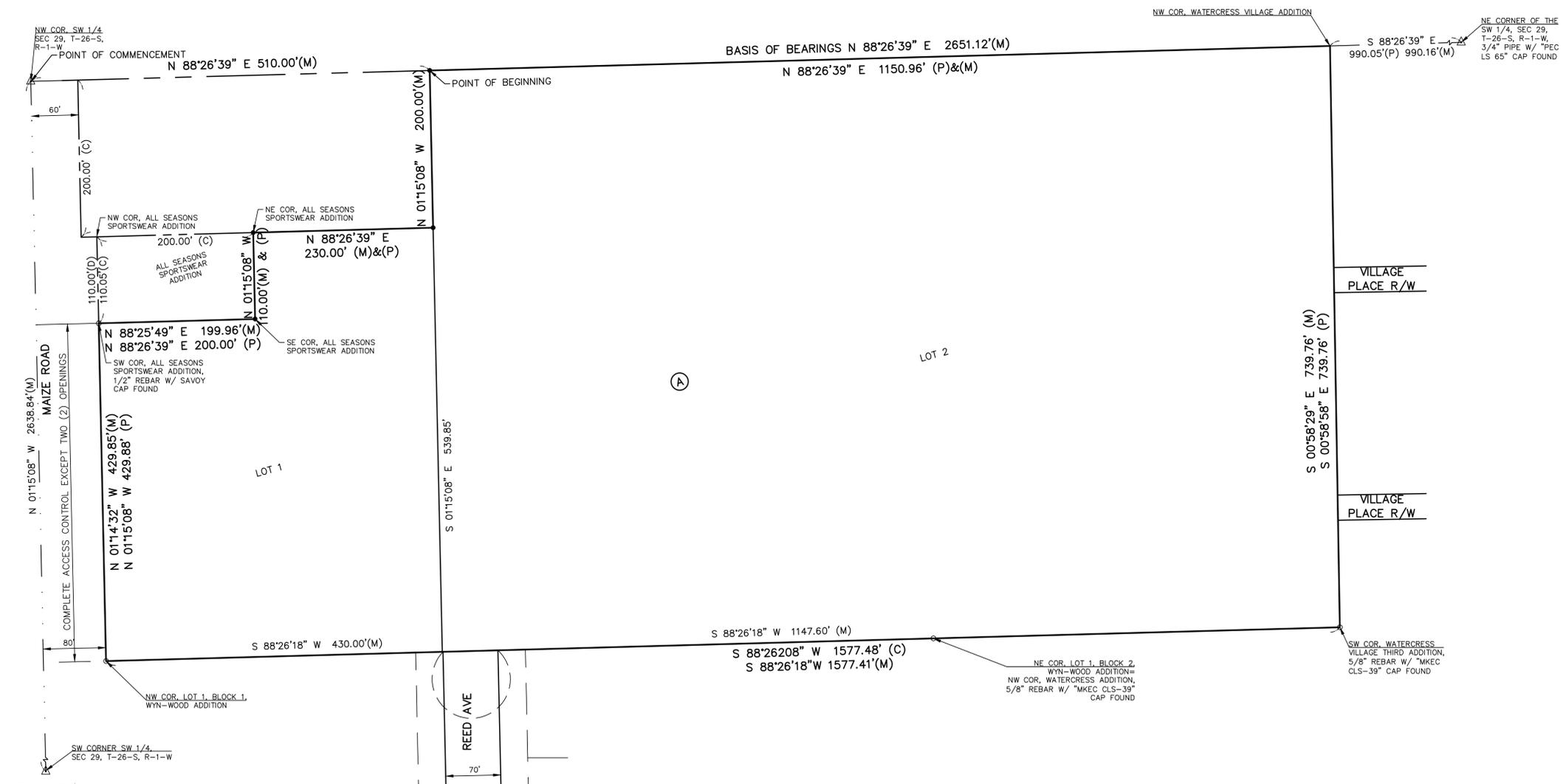
Disapprove the one-step final plat for reasons heretofore agreed upon

Or defer the plat until the February regular meeting of the Planning Commission for further information or study as heretofore specified

Motion seconded by _____ and passed by a vote of _____ to _____. Member(s) abstaining from the vote was (were) _____.

Note: Except in the case of a tie vote, abstentions are counted as part of the majority vote. Members disqualifying themselves are not a part of the quorum and unable to vote.

FINAL PLAT OF
WATERCRESS VILLAS ADDITION
 AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS



STATE OF KANSAS) SS
 SEDGWICK COUNTY)

I, JEFFERY L. DETTMANN, BEING A DULY LICENSED AND REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED AS THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 1 WEST OF THE 6th P.M., MAIZE, SEDGWICK COUNTY, KANSAS DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER SECTION ON A KANSAS STATE PLANE GRID BEARING OF N 88°26'39" E FOR 510.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER ON A GRID BEARING OF N 88°26'39" E FOR 1150.96 FEET TO THE NORTHWEST CORNER OF WATERCRESS VILLAS ADDITION; AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS; THENCE S 00°58'58" E ALONG THE WEST LINE OF SAID WATERCRESS VILLAGE ADDITION FOR 739.76 FEET TO THE SOUTHWEST CORNER OF SAID WATERCRESS VILLAGE ADDITION; THENCE S 88°26'20" W ALONG THE NORTH LINE OF WATERCRESS ADDITION; AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS AND ALONG THE NORTH LINE OF WYN-WOOD ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS FOR 1577.48 FEET TO THE NORTHWEST CORNER OF SAID WYN-WOOD ADDITION; THENCE N 01°15'08" W FOR 429.88 FEET TO THE SOUTHWEST CORNER OF ALL SEASONS SPORTSWEAR ADDITION, MAIZE, SEDGWICK COUNTY, KANSAS; THENCE N 88°26'39" E ALONG THE SOUTH LINE OF SAID ALL SEASONS SPORTSWEAR ADDITION FOR 200.00 FEET TO THE SOUTHWEST CORNER OF SAID ALL SEASONS SPORTSWEAR ADDITION; THENCE N 01°15'08" W ALONG THE EAST LINE OF SAID ALL SEASONS SPORTSWEAR ADDITION FOR 110.00 FEET TO THE NORTHEAST CORNER OF SAID ALL SEASONS SPORTSWEAR ADDITION; THENCE N 88°26'39" E FOR 230.00 FEET; THENCE N 01°15'08" W FOR 200.00 FEET TO THE POINT OF BEGINNING.

ALL EASEMENTS AND RIGHT-OF-WAY WITHIN SAID TRACT ARE HEREBY VACATED BY VIRTUE OF K.S.A. 12-512b AS AMENDED.

JEFFERY L. DETTMANN
 LICENSED
 LS-950
 KANSAS
 LAND SURVEYOR

DATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE CAUSED THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE TO BE PLATTED INTO LOTS, A BLOCK, AND A STREET TO BE KNOWN AS "WATERCRESS VILLAS ADDITION", AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS. A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS PLAT. ACCESS CONTROLS ARE HEREBY GRANTED AS SHOWN ON THE FACE OF THE PLAT.

OWNERS

WALKER LANE & REED INVESTMENTS, LLC.

OWNERS

GERALD W. WOODARD

OWNERS

LESLIE R. WOODARD

THE FOREGOING INSTRUMENT ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2016, BY WALKER LANE & REED INVESTMENTS, LLC., OWNERS

 NOTARY PUBLIC

MY APP'T. EXP. _____

THIS PLAT OF "WATERCRESS VILLAS ADDITION", AN ADDITION TO MAIZE, SEDGWICK COUNTY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE MAIZE CITY PLANNING COMMISSION, MAIZE, KANSAS. DATED THIS ____ DAY OF _____, 2016.

AT THE DIRECTION OF THE MAIZE CITY PLANNING COMMISSION.

 GARY KIRK, CHAIRMAN

 BRYAN AUBUCHON, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, ACCEPTED BY THE CITY COUNCIL OF MAIZE, KANSAS, THIS ____ DAY OF _____, 2016.

AT THE DIRECTION OF THE CITY COUNCIL

 CLAIRE DONNELLY, MAYOR

 JOCELYN REID, CITY CLERK

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 2016

DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

 TRICIA L. ROBELLO, LS #1246

ATTEST:

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 2016.

 KELLY B. ARNOLD
 COUNTY CLERK

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS ____ DAY OF _____, 2016.

STATE OF KANSAS) SS
 SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, THIS ____ DAY OF _____, 2016, AT O'CLOCK ____ M: AND IS DULY RECORDED.

 TONYA E. BUCKINGHAM, REGISTER OF DEEDS

BENCHMARKS:
 VERTICAL DATUM IS NGVD 29

BM #1: CHISELED "SQUARE" CUT ON SOUTH END OF 30"x19" RCP, ON THE EAST PIPE OF DOUBLE PIPES, 1290' NORTH AND 58' WEST OF THE INTERSECTION OF 37TH STREET NORTH AND MAIZE ROAD. ELEV=1355.34

BM #2: CHISELED "SQUARE" CUT ON TOP OF SOUTHWEST SIDE OF STORM SEWER INLET, 10' NORTH AND 30.5 FEET WEST OF THE NW CORNER OF THE SW 1/4, SEC 29, T-26-S, R-1-W. ELEV=1359.08

BASIS OF BEARINGS:
 KANSAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH ZONE GRID BEARING OF N 88°36'29" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH., RANGE 1 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.

KAW VALLEY ENGINEERING, INC.
 200 EMPORIA AVENUE, SUITE 100
 WICHITA, KANSAS 67202
 PH. 316) 440-4304 | FAX (316) 440-4309
 wh@kveng.com | www.kveng.com

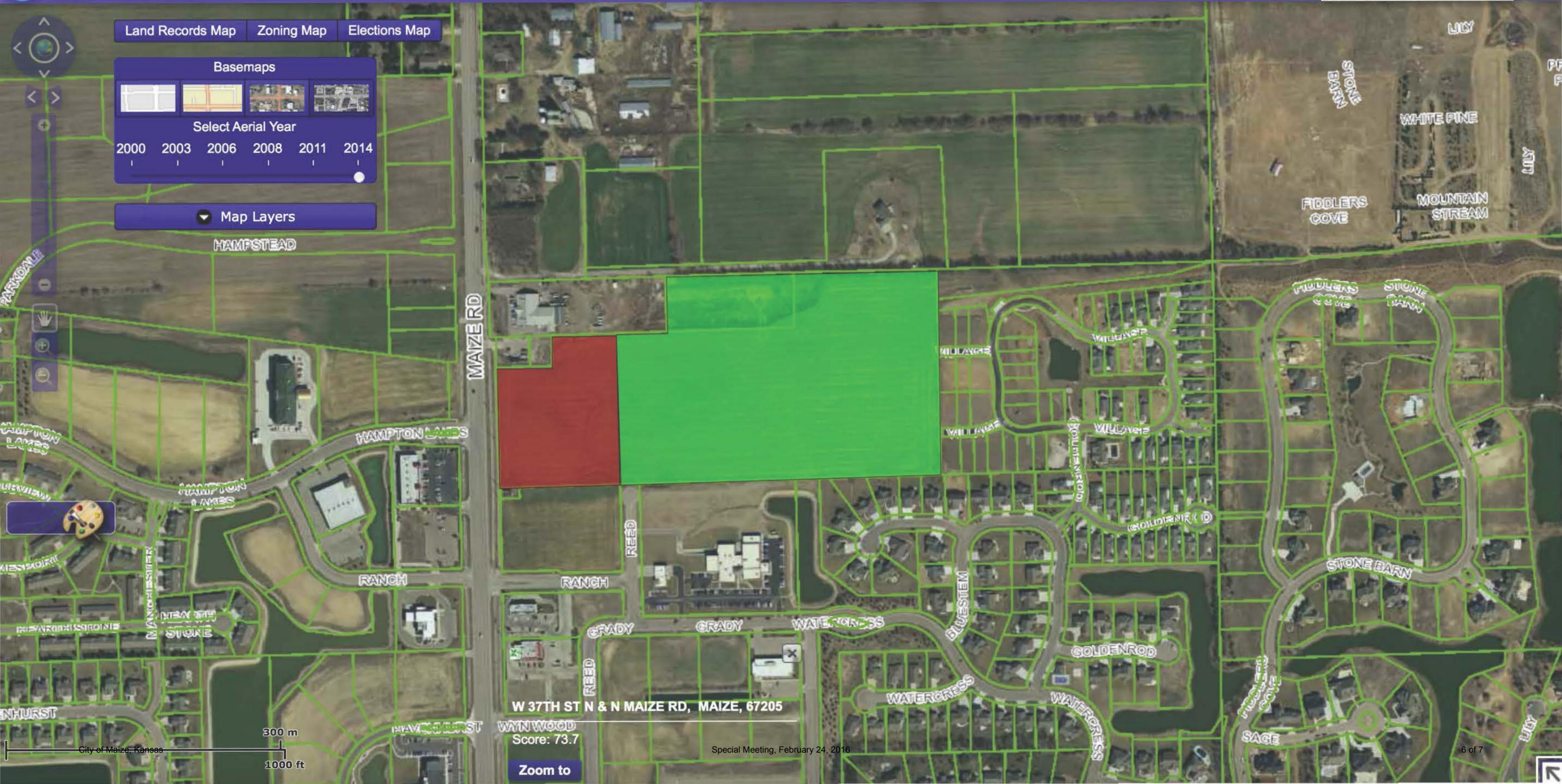
Land Records Map Zoning Map Elections Map

Basemaps

Select Aerial Year

2000 2003 2006 2008 2011 2014

Map Layers



W 37TH ST N & N MAIZE RD, MAIZE, 67205

WYNWOOD
Score: 73.7

Zoom to

Special Meeting, February 24, 2016

**MAIZE CITY COUNCIL
SPECIAL MEETING
Wednesday, February 24, 2016**

AGENDA ITEM #4B

ITEM: 2016 Addendum for City Administrators Agreement

BACKGROUND:

The Mayor has completed the annual City Administrator's review.

The City Administrator accepts the 2016 Addendum as presented by the Council.

FINANCIAL CONSIDERATIONS:

Any costs adjustments are within the 2016 budget

LEGAL CONSIDERATIONS:

City Attorney approves the addendum as to form.

RECOMMENDATION:

Approve the 2016 Addendum for the City Administrator's agreement