

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2006-34 -- CLIFTON HEIGHTS COMMERCIAL ADDITION

OWNER/APPLICANT: JRD, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS
67275-0337

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS
67211

LOCATION: North side of 55th St. South, East of Hillside

SITE SIZE: 16.84 acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 7

Industrial:

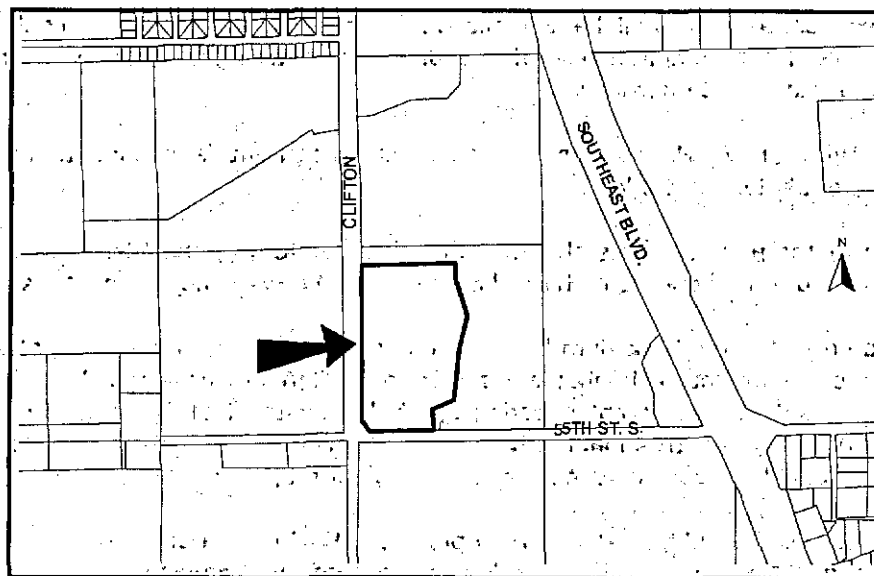
Total: 7

MINIMUM LOT AREA: 42,500 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2005-61) from SF-20, Single-Family Residential to LC, Limited Commercial. The Clifton Heights Commercial Community Unit Plan (CUP 2005-75, DP-294) was also approved for this site. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. The applicant shall guarantee the extension of sanitary sewer and City water (main and lateral) to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering requests that development of this site should be deferred until Sedgwick County Project D-20 (Clifton Drainage) or an acceptable alternative project is completed.
- F. In accordance with the CUP, the applicant shall provide a guarantee for the construction of a third lane on Clifton.
- G. Traffic Engineering needs to comment on the access controls. The plat denotes three openings along Clifton, with the southernmost opening limited to rights-in/out. Two openings have been denoted along 55th South with the westernmost opening denoted as rights-in/out. Access controls are approved.
- H. The joint access easements shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. In accordance with the CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- J. The perimeters of the proposed lots shall match the perimeters of the CUP boundaries. A CUP adjustment will need to be approved which also reflects the revised access controls.
- K. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. 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. -
- M. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of the Clifton Heights Commercial Community Unit Plan (CUP 2005-75, DP-294).

- N. 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.
- O. 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.
- P. 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.)
- Q. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- R. 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.
- S. 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.
- T. 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 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. 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.
- X. A compact disc (CD), 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 via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



TRANSMITTAL

TO:	FROM:
Scott Lindebak	Trevor Kurth
COMPANY:	DATE:
City of Wichita	4-17-06
ADDRESS:	PROJECT:
7 th Floor City Hall	Clifton Heights Commercial
CITY/STATE:	PROJECT NUMBER:
Wichita, KS	

RE:
Clifton Heights Commercial Addition

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
2	4-17-06	Clifton Heights Commercial

URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

NOTES/ COMMENTS:

SIGNED: Trevor Kurth
Trevor R. Kurth, I.E.

Copy: file

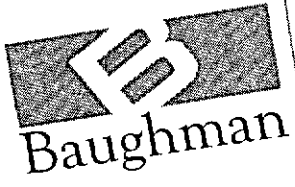
B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



CLOSURE *B*

CLOSURE - CLIFTON HEIGHTS COMMERCIAL ADDITION

PT 01	North: 32051.8595		East : 53422.7781
Line	Course: N 00-00-06 W	Length: 1185.0000	
PT 02	North: 33236.8595		East : 53422.7436
Line	Course: N 89-59-00 E	Length: 721.7700	
PT 03	North: 33237.0695		East : 54144.5136
Line	Course: S 00-01-00 E	Length: 88.0000	
PT 04	North: 33149.0695		East : 54144.5392
Line	Course: S 17-54-31 E	Length: 288.3800	
PT 05	North: 32874.6620		East : 54233.2160
Line	Course: S 17-41-49 W	Length: 234.6200	
PT 06	North: 32651.1448		East : 54161.8956
Line	Course: S 06-06-51 W	Length: 362.2700	
PT 07	North: 32290.9355		East : 54123.3103
Line	Course: S 66-59-10 W	Length: 158.0000	
PT 08	North: 32229.1647		East : 53977.8855
Line	Course: S 00-01-00 E	Length: 177.1500	
PT 09	North: 32052.0147		East : 53977.9370
Line	Course: S 89-59-00 W	Length: 555.1600	
PT 01	North: 32051.8533		East : 53422.7770



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 COMPANY: City of Wichita
 ADDRESS: 7th Floor City Hall
 CITY/STATE: Wichita, KS

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 Trevor R. Kurth, I.E.

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 SURVEYING
 PLANNING
 LANDSCAPE
 ARCHITECTURE

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 315 Ellis Street
 Wichita, Kansas 67203
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 F 316.262.0149

