

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
AUGUST 16, 2001

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-82 -- HAAG INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Roger J. Haag, 1612 West Lynn, Wichita, KS 67212

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

LOCATION: South of K-42, West side of Ridge Road

SITE SIZE: 54.62 Acres

NUMBER OF LOTS

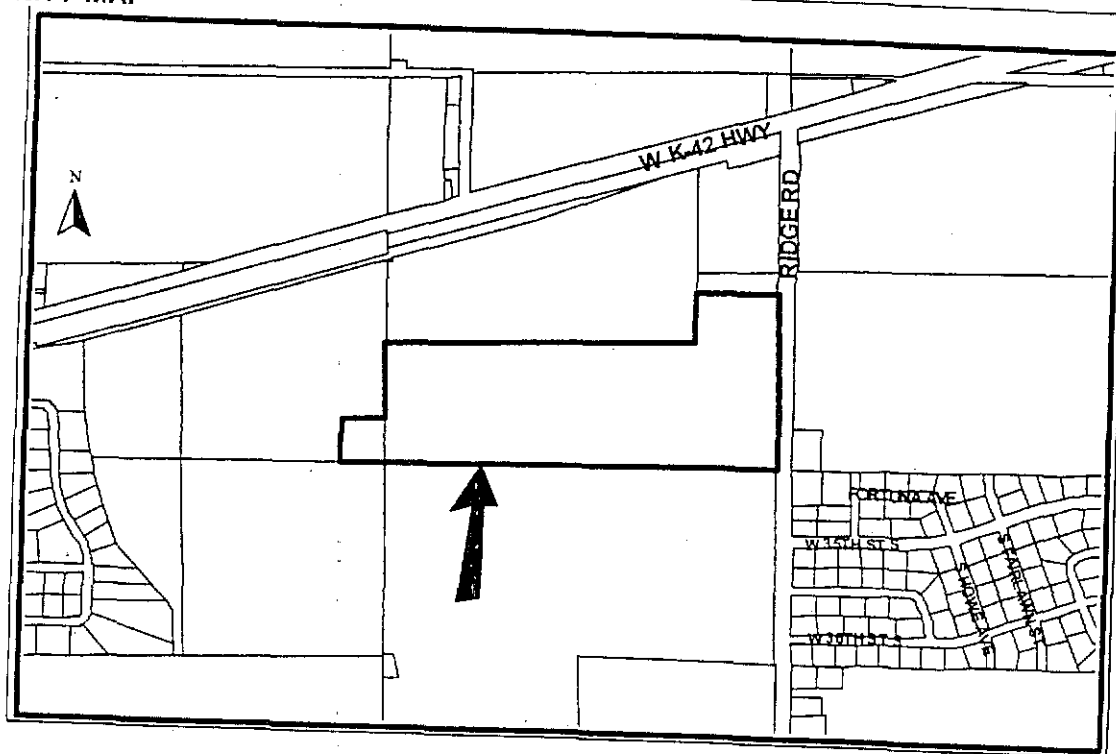
Residential:	
Office:	
Commercial:	
Industrial:	31
Total:	31

MINIMUM LOT AREA: 1.16 Acres

CURRENT ZONING: RR, Rural Residential; SF-20, Single-Family Residential

PROPOSED ZONING: LI, Limited Industrial

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 2001-30) from RR, Rural Residential and SF-20, Single-Family Residential to LI, Limited Industrial. A Protective Overlay (P-O #95) was also approved for this site addressing permitted uses.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation.
- B. City Engineering needs to comment on the need for guarantees or easements.
- C. City Water and Sewer Department requests a petition for extension of City water and sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County/City Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan for review. The established bank lines for Cowskin Creek need to fall within a floodway reserve or drainage easement.
- F. Complete access control needs to be dedicated along Ridge Road for Lot 2, Block A and Lot 1, Block B. The final plat shall reference the access controls in the plat's text.
- G. The Applicant shall guarantee the paving of the proposed streets to the urban commercial street standard.
- H. The paving guarantee shall include the installation of the proposed temporary turnarounds along the west and south property lines. The temporary turnarounds shall also be referenced in the plat's text.
- I. 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.
- J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #95) and its special conditions for development on this property.
- K. County Fire Department has approved the street lengths (2,250 and 2,500) due to the plan for connection with future subdivisions.
- L. Traffic/County Engineering should comment on the need for any guarantees for left turn or accel/decel lanes. County Engineering has required a guarantee for left and right turn lanes on Ridge Road at 34th St. South.
- M. The City Fire Department and/or GIS needs to comment on the plat's street names. GIS has requested that the street be relabeled as "34th St. S".
- N. County Surveying has advised that the legal description needs to be corrected.

- 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 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.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which 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 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.
- S. 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.
- 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/16/01)

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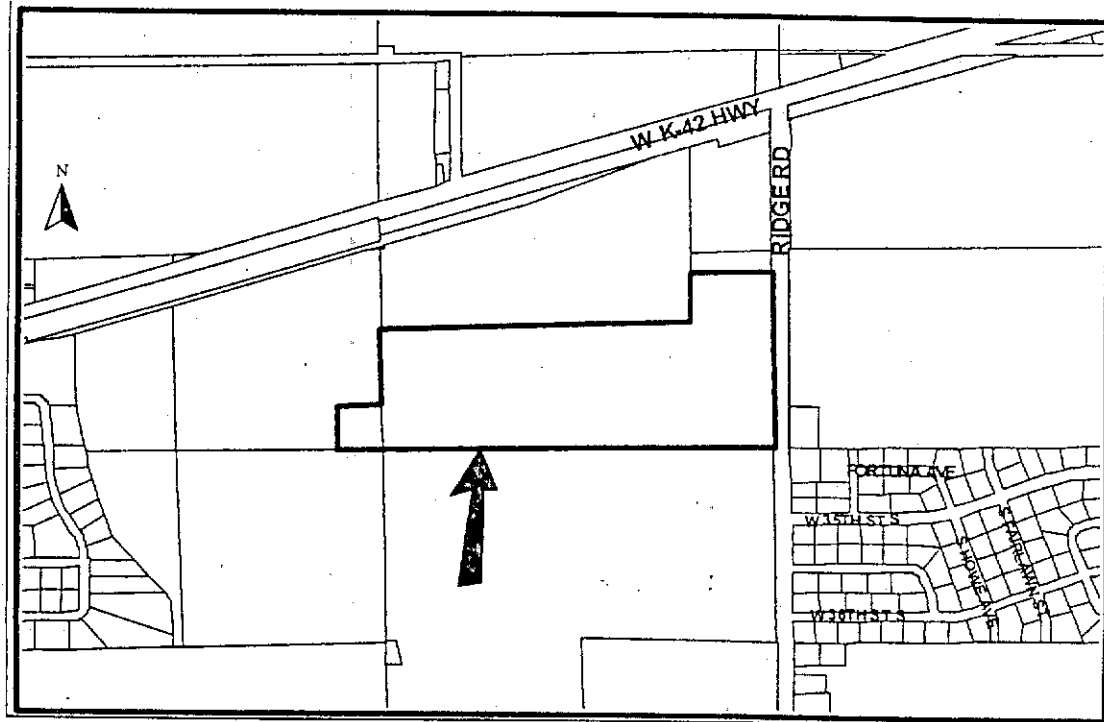
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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County/City Engineering needs to comment on the status of the applicant's drainage plan. The established bank lines for Cowskin Creek need to be depicted on the plat.
- E. County Engineering has required the dedication of complete access control along Ridge Road for Lot 2, Block A and Lot 1, Block B.

The requested access controls have been platted.
- F. The Applicant shall guarantee the paving of the proposed streets to the urban commercial street standard.
- G. The paving guarantee shall include the installation of the proposed temporary turnarounds along the west and south property lines. The temporary turnarounds shall also be referenced in the plat's text as being automatically vacated upon extension of the streets.
- H. 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.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #95) and its special conditions for development on this property.
- J. County Fire Department has approved the street lengths (2,250 and 2,500) due to the plan for connection with future subdivisions. The Subdivision Committee needs to approve a modification.
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Parcel name: HAAG INDUSTRIAL PARK ADD. CLOSURE

PT 1	North: 8785.0590	East : 12992.7312
Line	Course: S 01-22-06 E	Length: 1196.0000
PT 2	North: 7589.4000	East : 13021.2912
Line	Course: S 89-00-17 W	Length: 2662.2900
PT 3	North: 7543.1560	East : 10359.4029
Line	Course: S 89-00-17 W	Length: 295.1600
PT 4	North: 7538.0291	East : 10064.2874
Line	Course: N 00-57-16 W	Length: 295.1600
PT 5	North: 7833.1481	East : 10059.3708
Line	Course: N 89-00-17 E	Length: 295.1600
PT 6	North: 7838.2751	East : 10354.4863
Line	Course: N 00-57-16 W	Length: 504.8400
PT 7	North: 8343.0450	East : 10346.0770
Line	Course: N 89-00-17 E	Length: 2056.5000
PT 8	North: 8378.7664	East : 12402.2667
Line	Course: N 01-22-06 W	Length: 392.0800
PT 9	North: 8770.7346	East : 12392.9040
Line	Course: N 88-37-54 E	Length: 600.0000
PT 1	North: 8785.0624	East : 12992.7329