

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-54 - HOSKINSON 2ND ADDITION

OWNER/APPLICANT: Box Development, LLC, 128 S. Dellrose, Wichita, KS 67218

SURVEYOR/ENGINEER: Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

AGENT: John T. Arnold Associates, Attn: Don Arnold, Jr., 101 S. Market, Wichita, KS 67202

LOCATION: Southwest corner of 37th St. North and Ridge Road

SITE SIZE: 17.2 acres

NUMBER OF LOTS

Residential: _____
Office: _____
Commercial: 8
Industrial: _____
Total: 8

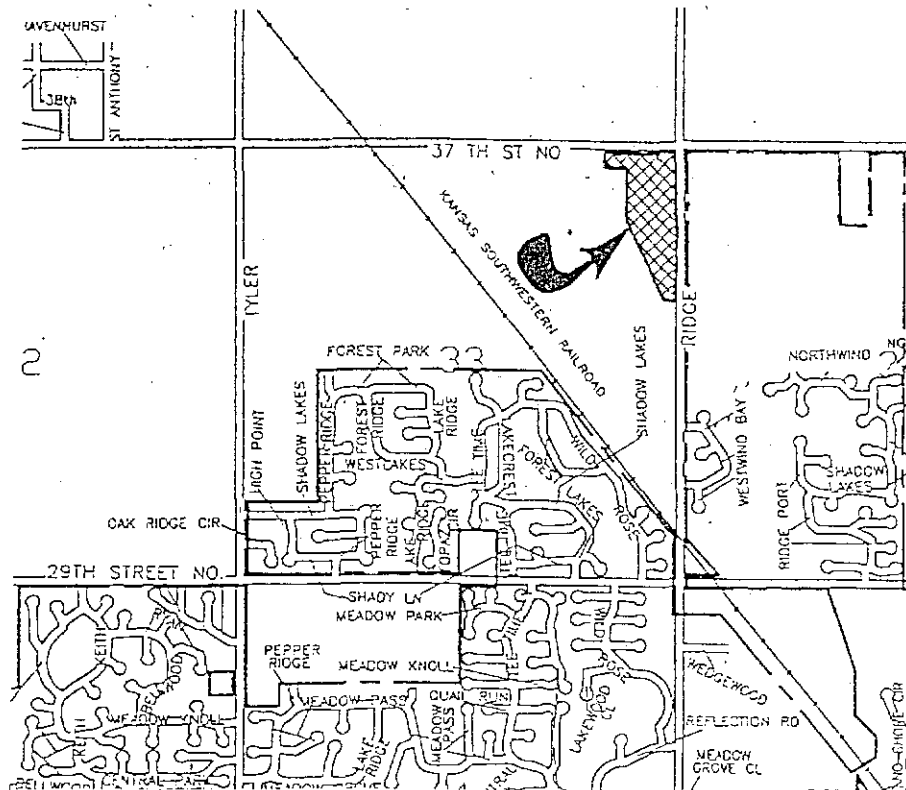
MINIMUM LOT AREA: 22,660 sq. ft.

CURRENT ZONING: LC, Limited Commercial
SF-20, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial (Lots 3-7)
NR, Neighborhood Retail (Lots 1,2,8)

Annexation

VICINITY MAP



Note: This site The site is located in the County within three miles of Wichita's city limits and in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A zone change from SF-20 to NR, Neighborhood Retail and LC, Limited Commercial has been approved for the site. The site is also subject to the Ridge Centre CUP (DP-242).

STAFF COMMENTS:

- A. The site is currently located outside of the Northwest Wichita Sanitary Sewer growth limits. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City/County Engineering needs to comment on the need for other guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The site is located within the 100-year floodplain. County Engineering needs to comment on the status of the applicant's drainage plan and the need for a minimum building elevation.
- D. The perimeters of the proposed lots must match the perimeters of the CUP parcel boundaries. An administrative adjustment to the CUP will be required.
- E. The owner noted on the platting binder needs to be a signatory to this plat.
- F. Access controls shall be denoted on the face of the plat and referenced in the plat's text. The CUP limited the plat to two openings along 37th St. North and three openings along Ridge Road. Any openings located within 250 feet of the intersection are limited to right turns only. Distances shall be shown for all segments of access control.
- G. The final plat tracing shall reference a tie point to a section corner.
- H. Bill Hancock shall be referenced as the Chairman of the Board of County Commissioners.
- I. The centerline of 37th St. North shall be denoted.
- J. In accordance with the CUP, cross-lot access and circulation agreements shall be provided.
- K. This property is within a zone identified by the City Engineers' 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. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-242) and its special conditions for development on this property.
- M. The final tracing shall include a note that this plat is subject to the conditions of DP-242.
- N. In accordance with the CUP, the following traffic improvements are required: right turn lanes for the access points on Ridge Road and 37th Street North, a left turn lane on 37th Street North to Ridge Road, left turn lanes for all major access openings on Ridge and 37th St. North, and 12.5% of the signalization cost at the 37th Street North and Ridge Road intersections.
- O. The plat^{tor}'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.
- P. 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.)
- 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 316-729-0102) 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 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.

- V. Recording of the plat within thirty (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. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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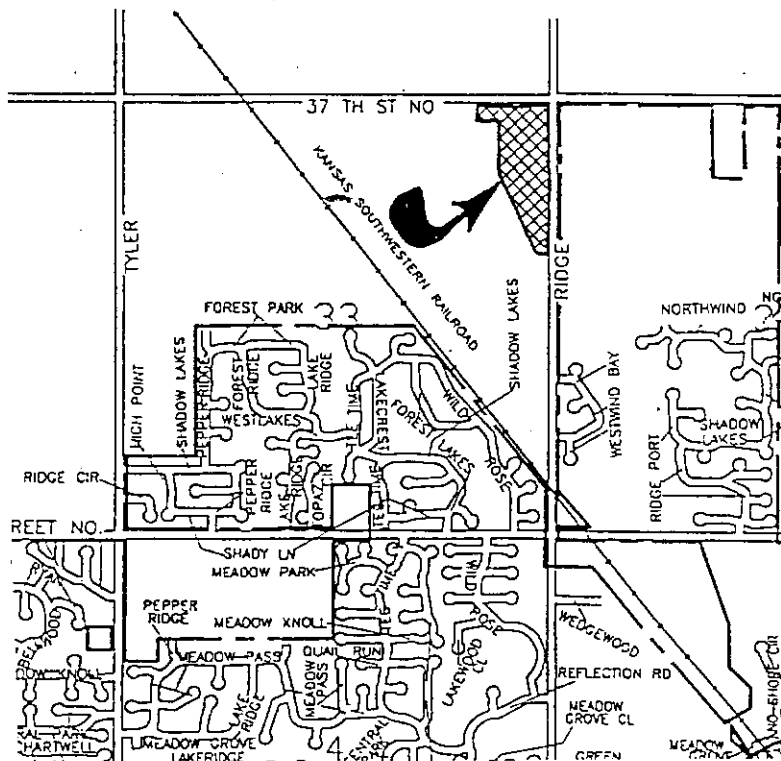
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- D. The perimeters of the proposed lots must match the perimeters of the CUP parcel boundaries. An administrative adjustment to the CUP will be required.
- E. The owner noted on the platting binder needs to be a signatory to this plat.
- F. Access controls shall be denoted on the face of the plat and referenced in the plat's text. The CUP limited the plat to two openings along 37th St. North and three openings along Ridge Road. Any openings located within 250 feet of the intersection are limited to right turns only. Distances shall be shown for all segments of access control.
- G. The final plat tracing shall reference a tie point to a section corner.
- H. Bill Hancock shall be referenced as the Chairman of the Board of County Commissioners.
- I. The centerline of 37th St. North shall be denoted.
- J. In accordance with the CUP, cross-lot access and circulation agreements shall be provided.
- K. This property is within a zone identified by the City Engineers' 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. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-242) and its special conditions for development on this property.
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- T. 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.
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- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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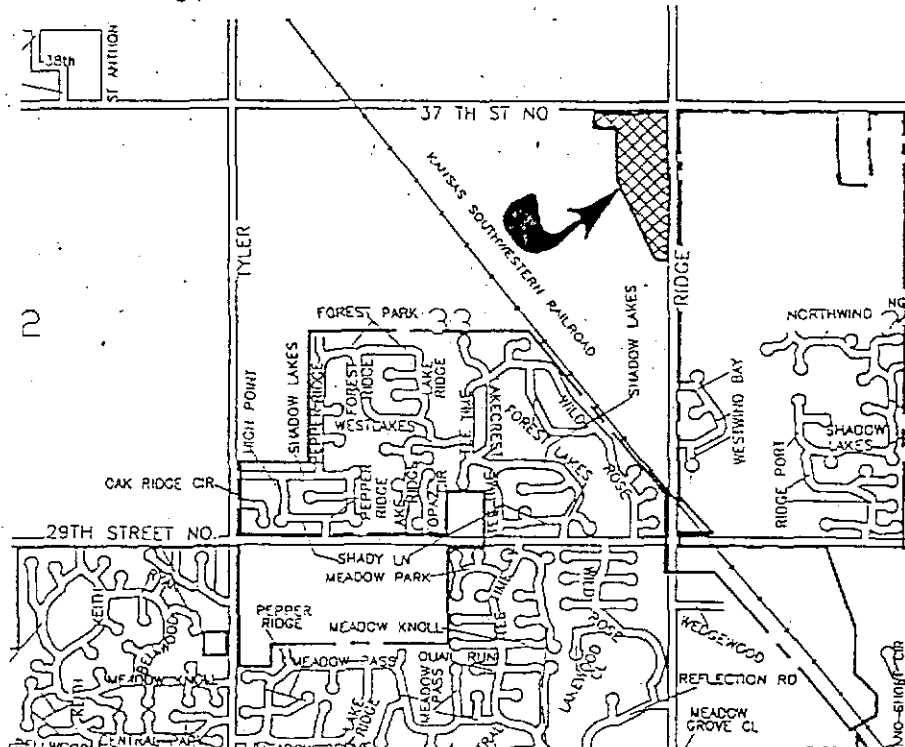
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- D. The perimeters of the proposed lots must match the perimeters of the CUP parcel boundaries. A CUP adjustment will be required.
- E. The owner noted on the platting binder needs to be a signatory to this plat.
- F. The plat is in compliance with the CUP which limited the plat to two openings along 37th St. North and three openings along Ridge Road. The five joint access openings shall be established by separate instrument. Any openings located within 250 feet of the intersection are limited to right turns only. Access controls shall be referenced in the platting text.
- G. The final plat tracing shall reference a tie point to a section corner.
- H. Bill Hancock shall be referenced as the "Chairman" of the Board of County Commissioners.
- I. In accordance with the CUP, cross-lot access and circulation agreements shall be provided.
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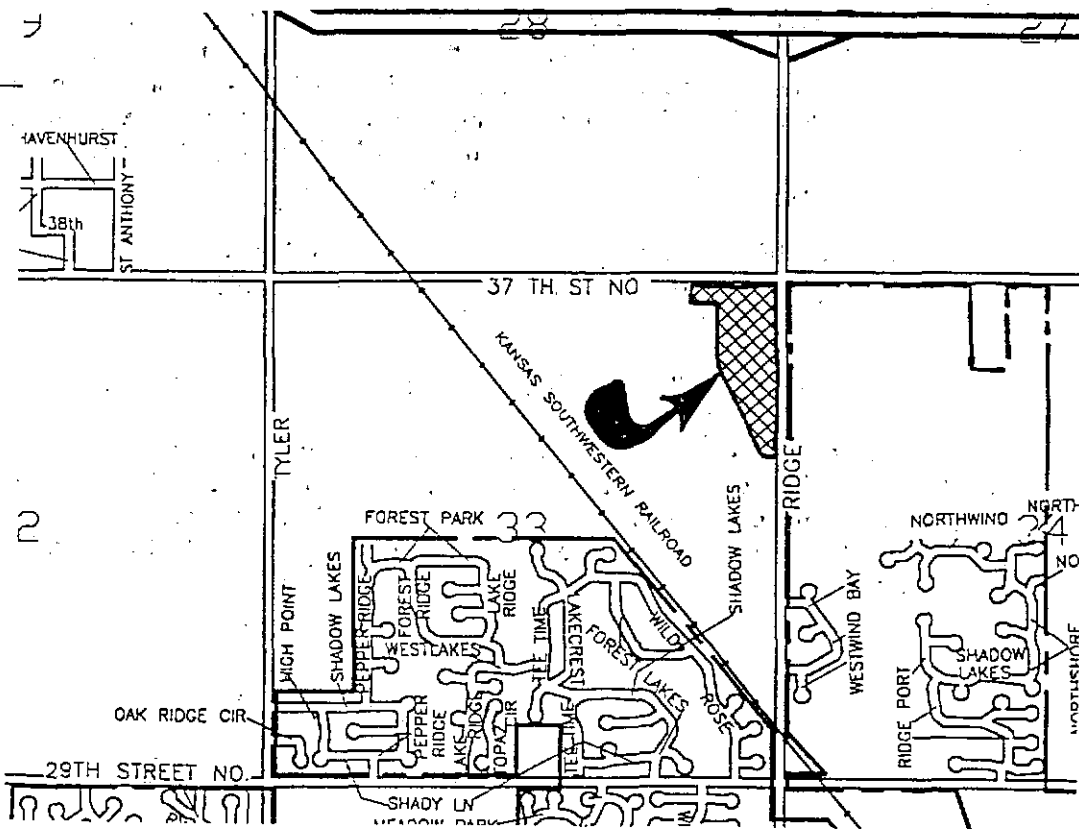
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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The site is located within the 100-year floodplain. County Engineering needs to comment on the status of the applicant's drainage plan. *The minimum building elevations need to be revised. The drainage plan needs to be revised.*
- D. The owner noted on the platting binder needs to be a signatory to this plat.
- E. The plat is in compliance with the CUP which limited the plat to two openings along 37th St. North and three openings along Ridge Road. The five joint access openings shall be established by separate instrument. Any openings located within 250 feet of the intersection are limited to right turns only which should be denoted on the face of the plat.
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- K. Dimensions need to be added for the west lines of Lots 1, 2, 3, 4, and 9; the north line of Lot 1, the south line of Lot 9 and the sewer easement on Lot 8.
- L. The location of all found and set monuments needs to be denoted.
- M. The plat's text shall reference the minimum building elevations and wall easements and shall also reference access controls as being dedicated to the "appropriate governing body".
- N. The plat's text shall note the platting of "Lots and a Block".
- O. The legal description needs to be revised to accurately denote the bearings for the north and east line of the section.
- P. The location and elevation of on-site and off-site benchmarks should be provided.
- Q. 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.
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