

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2003-136 -- KRUG NORTH ADDITION

**OWNER/APPLICANT:** Ritchie Development, Attn: Rob Ramseyer, 8100 E. 22nd, Wichita, KS 67226

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

**LOCATION:** Northwest corner of 21st St. North and 143rd St. East

**SITE SIZE:** 117.51 acres

**NUMBER OF LOTS**

Residential:	217
Office:	
Commercial:	5
Industrial:	
Total:	<u>222</u>

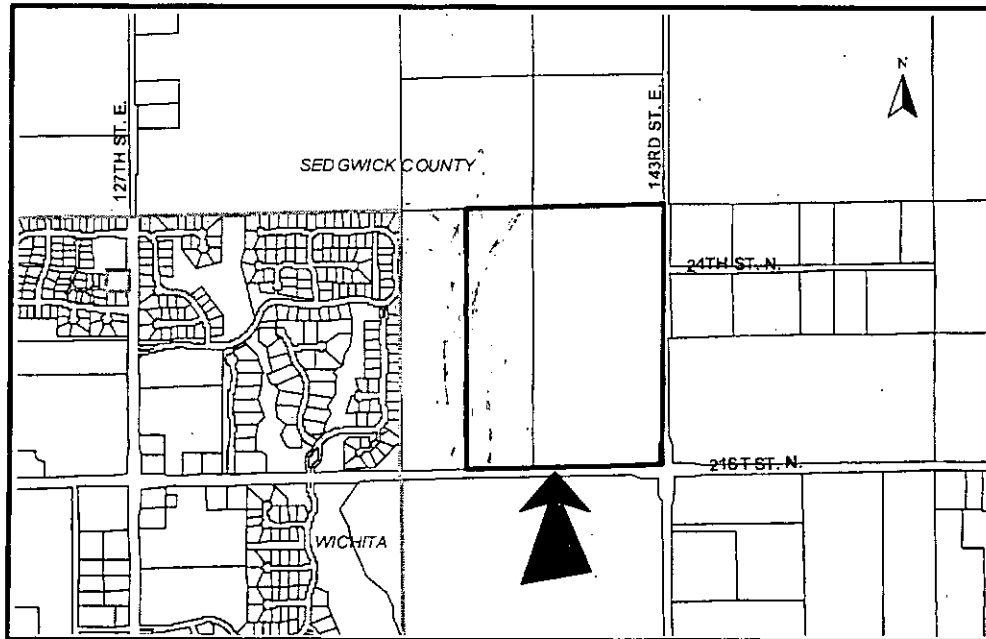
**MINIMUM LOT AREA:** 10,200 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** SF-5, Single-Family Residential; LC, Limited Commercial

*How to serve w/  
sewer ?  
Sewer main ?*

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a zone change from SF-20, Single-Family Residential to LC, Limited Commercial for Lots 1-5, Block A. Upon the annexation of the adjoining property to the west, this property will be eligible for annexation and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

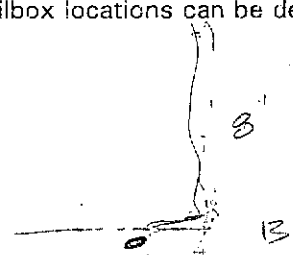
- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a change.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since the subdivision is partially in a FEMA-regulated floodplain, the floodway certificate needs to be included on the final plat.
- F. City/County Engineering needs to comment on the status of the applicant's drainage concept.
- G. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *A petition for accel/decel lanes and a left turn lane is needed for 21st St. North.*
- H. Traffic/County Engineering needs to comment on the access controls. The plat denotes two openings along 21st St. North and three openings along 143rd St. East including one joint opening along each street. The final plat shall reference the dedication of access controls in the plat's text. *Traffic Engineering/County Engineering has approved the access controls.*
- I. 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.
- J. The right-of-way widths needs to be denoted along 21st St. North.
- K. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- L. County Engineering has required the paving of 143<sup>rd</sup> St. East to the County standard prior to the usage of the commercial entrances.

- M. **Traffic Engineering** and MAPD recommend that a dedication of right-of-way be provided extending Meyer Lane and 24<sup>th</sup> St. North Ct. to the north property line. A temporary cul-de-sac should be platted for 24<sup>th</sup> St. North Ct and referenced in the plat's text. In addition, a street stub is requested extending to the west from Burning Tree in Block I.
- N. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- O. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- R. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- S. **GIS** needs to comment on the plat's street names. *Meyer Lane should be Spring Hollow St or a new name, Boxthorn should be 22nd St N, 22nd St N should be Peppertree. 24th St North Ct should be 24th Ct N, N Springdale Drive Cir should be N Springdale Cir, N Springdale Drive should be N Springdale Dr.*
- T. Blocks A, B and C need to be relabeled as the perimeter of the blocks should be bounded by streets.
- U. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- V. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- W. 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.

- X. The platlor'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.
- Y. 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.)
- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. 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.
- GG. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

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MISSING

- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
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- P. GIS needs to comment on the plat's street names. Krug needs to be revised to a new name.
- Q. The applicant shall submit a copy of the instrument which establishes the proposed pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- R. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- S. Since Reserve D includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- T. 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.
- U. 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.
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Closure

CLOSURE: KRUG NORTH ADDITION

PT. 1	North: 22769.8850	East : 27414.9238
Line Course:	S 00-24-35 E	Length: 1585.99
PT. 2	North: 21183.9356	East : 27426.2651
Line Course:	N 70-09-32 W	Length: 37.61
PT. 3	North: 21196.7009	East : 27390.8877
Line Course:	N 78-29-12 W	Length: 210.08
PT. 4	North: 21238.6320	East : 27185.0349
Line Course:	N 80-14-29 W	Length: 287.24
PT. 5	North: 21287.3185	East : 26901.9511
Line Course:	S 09-46-20 W	Length: 126.71
PT. 6	North: 21162.4471	East : 26880.4444
Line Course:	S 38-21-23 W	Length: 547.16
PT. 7	North: 20733.3828	East : 26540.9036
Line Course:	S 00-24-35 E	Length: 643.00
PT. 8	North: 20090.3992	East : 26545.5017
Line Course:	S 88-37-32 W	Length: 1102.04
PT. 9	North: 20063.9654	East : 25443.7787
Line Course:	N 00-31-24 W	Length: 2656.47
PT. 10	North: 22720.3246	East : 25419.5152
Line Course:	N 88-34-39 E	Length: 1996.03
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