

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION  
STAFF REPORT  
(One-Step Final Plat)**

**AGENDA ITEM NO. 7  
DECEMBER 15, 2005**

**CASE NUMBER:** SUB 2005-141 -- MERIDIAN VALLEY ADDITION

**OWNER/APPLICANT:** R & R Realty, LLC, 8100 E. 22nd St. North, Bldg 100, Wichita, KS 67226; Pearce Schnitzer Farms & Wilfred A. Pearce Trust, 319 N. Belmont Pl., Wichita, KS 67208

**AGENT:** Spear and McCaleb Co., P.C., Attn: Terence L. Haynes, P.E., Vice President, 815 W. Main, Oklahoma City, OK 73106

**SURVEYOR/ENGINEER:** Smith Roberts Baldischwiler, LLC, Attn: George Frank Roberts, 100 N.E. 5th St., Oklahoma City, OK 73104

**LOCATION:** Northwest corner of 53rd St. North and Meridian

**SITE SIZE:** 28.8 acres

**NUMBER OF LOTS**

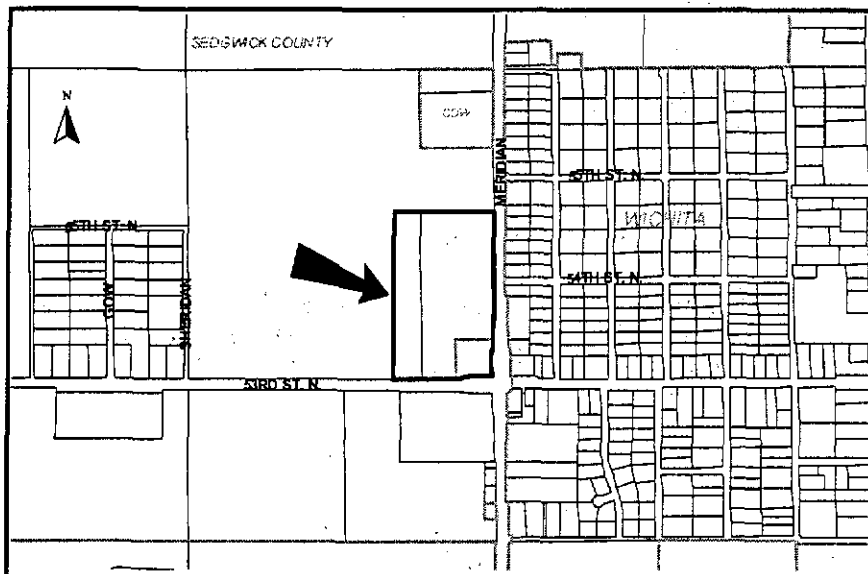
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 1.44 acres

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

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**NOTE:** This is a replat of the Maize State Bank Addition in addition to unplatted property. This site is located in the County adjoining Wichita's city limits and annexation is required. A portion of the site (Lots 1, 2 and 3) has been approved for a zone change (ZON 2005-46) from SF-20, Single-Family Residential to LC, Limited Commercial. The Meridian Valley Community Unit Plan (CUP 2005-49, DP-288 was also approved for this site.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer (main and lateral) and City water (main and lateral) to serve the lots being platted.
- B. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- C. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being scheduled for City Council, the zone change will need to be approved.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. City Engineering requests that the detention pond located along the north portion of the site be platted as Reserve.
- F. In accordance with the CUP approval, the following transportation improvements are required:
  - 1. Provide a guarantee for signalization at 54<sup>th</sup>/Meridian.
  - 2. Traffic Engineering shall review the need for a petition for a southbound right turn lane at the proposed signalized entrance at 54<sup>th</sup> Street North and Meridian, with length and taper also being reviewed.
  - 3. A petition should be required to provide for a fifth lane (left turn lane) on Meridian from the proposed signalized drive to the tie-in point with the existing southbound left-turn lane at 53<sup>rd</sup> Street North.
  - 4. A petition should be required to provide for an eastbound left-turn lane on 53<sup>rd</sup> Street North beginning west of the west drive to the tie-in point with the existing eastbound left-turn lane at Meridian. The plat should be responsible for that portion west of the entrance into Lot 3, and the development to the south should be responsible for that portion from the Lot 3 drive to the tie-in with the existing lane (at 53<sup>rd</sup> Street North).
  - 5. A petition should be required to provide for a westbound right turn lane for the west drive on 53<sup>rd</sup> N. and for the drives into Lots 2 and 3. This westbound right-turn lane should begin with a taper and 100' of storage to the east of the Lot 3 entrance, and it should terminate at the west drive.
- G. City/County Engineering needs to comment on the access controls. The plat denotes three openings along both 53rd St. North and Meridian. The final plat shall reference the dedication of access controls in the plat's text. The openings should be denoted at locations in accordance with the approved CUP access openings. "Complete access control" should be

denoted where appropriate. In accordance with MAPC approval, the location of the opening on Lot 3 should be shifted westward 10 feet to better align with private drive on the CUP proposed to the south. "Right-turns only" should be denoted for the southernmost opening along Meridian.

- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. The joint access openings 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 major street right-of-way indicated on the plat needs to be adjusted along both arterials. The Access Management Regulations requires a major street intersection to include a 75-ft half-street right-of-way measured 250 feet from the centerline of the intersecting arterials, and a 100-ft long taper to a 60-ft right-of-way. An additional 25-ft x 25-ft corner clip is needed at the intersection.
- K. A Block and Lots shall be designated on the face of the plat.
- L. The Drainage reserve shall be denoted as Reserve A.
- M. 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.
- 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 appropriate governing body, 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.
- O. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of Meridian Valley Community Unit Plan (CUP 2005-49, DP-288).
- P. The City Council certification needs to be added as this plat will be located within the City of Wichita upon annexation.
- Q. In the title block, "An Addition to Wichita" needs to be denoted.
- R. 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.
- S. 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.)

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- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.