

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-139 -- NORTH RIDGE VILLAGE ADDITION

OWNER/APPLICANT: C.O.F., LLC, P.O. Box 480, Fredonia, KS 66736; Kansas Bait & Tackle, LLC, 7570 W. 21st St. N., Bldg. 1050, Suite B, Wichita, KS 67205

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North of 37th St. North, West side of Ridge

SITE SIZE: 55.95 acres

NUMBER OF LOTS

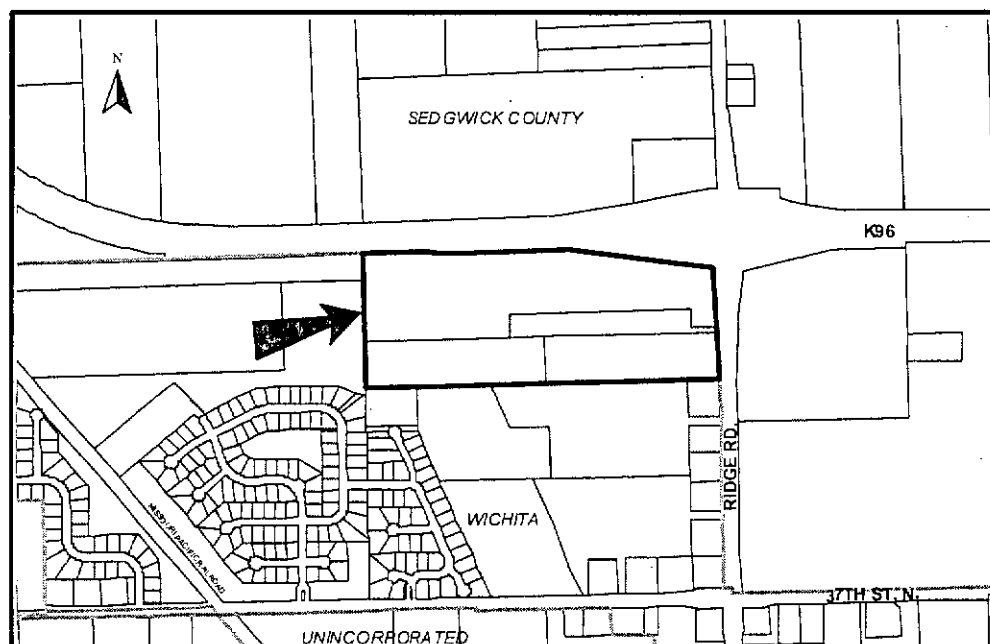
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 1.46 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential, GO, General Office (Lots 3-6), LC, Limited Commercial (Lots 1, 2, 7)

VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. A zone change (ZON 2004-59) has been requested from SF-20, Single-Family Residential to GO, General Office and LC, Limited Commercial. The North Ridge Village CUP (DP-280, CUP 2004-50) is also proposed for the 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. Upon annexation, the portion of the property not contained within the zone change will be zoned SF-5, Single-Family Residential.
- B. 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 considered by MAPC, the zone change will need to be approved.
- C. The applicant shall guarantee the extension of sanitary sewer (main and lateral) 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. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. **Applicant needs to check minimum pad elevation with County Code Enforcement. Boundaries of the floodway (Reserve D) need to be confirmed by County Engineering.**
- F. **County Engineering** needs to comment on the access controls. The plat denotes one opening along Ridge Road along the south property line in addition to a street opening. **County Engineering has requested relocating the street opening for Village Parkway along the south property line. Complete access control shall be dedicated north of the street.**
- G. **County Engineering** requests that Reserves A, B & C be eliminated to avoid the creation of large private parcels surrounded by public street right of way.
- H. **County Engineering** requests relocation of the cul-de-sac to the west end of Village Parkway or in the alternative a reconfiguration of Lots 5 and 6.
- I. An onsite benchmark is needed.
- J. Reserves A and C need north/south dimensions.
- K. If drainage will be directed onto K-96, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- L. In accordance with the CUP, the Applicant will provide a guarantee for a northbound left turn lane on Ridge Road, a southbound right turn lane on Ridge Road, and a traffic signal at the intersection contingent upon meeting required warrants. **County Engineering has required a traffic impact study.**
- M. 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.

- N. In accordance with the CUP, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots and between the abutting lots to the south.
- O. The Applicant shall guarantee the paving of the proposed street.
- P. 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."
- Q. 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.
- R. 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.
- S. 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.
- T. GIS needs to comment on the plat's street names. Village Pky needs to be replaced with "Village Cir".
- U. 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.
- V. The plattor'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.
- W. 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.)
- X. 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.
- Y. 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.

- Z. 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.

- AA. 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.

- BB. Perimeter closure computations shall be submitted with the final plat tracing.

- CC. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

- DD. 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.

- EE. 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). This will be used by the City and County GIS Department.