

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-107 -- NORTHGATE COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: R & R Realty, Attn: Rob Ramseyer, 8100 E. 22ND St. N., Bldg 1000, Wichita, KS 67226.

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: North of 53rd St. North, West side of Meridian

SITE SIZE: 6.07 acres

NUMBER OF LOTS

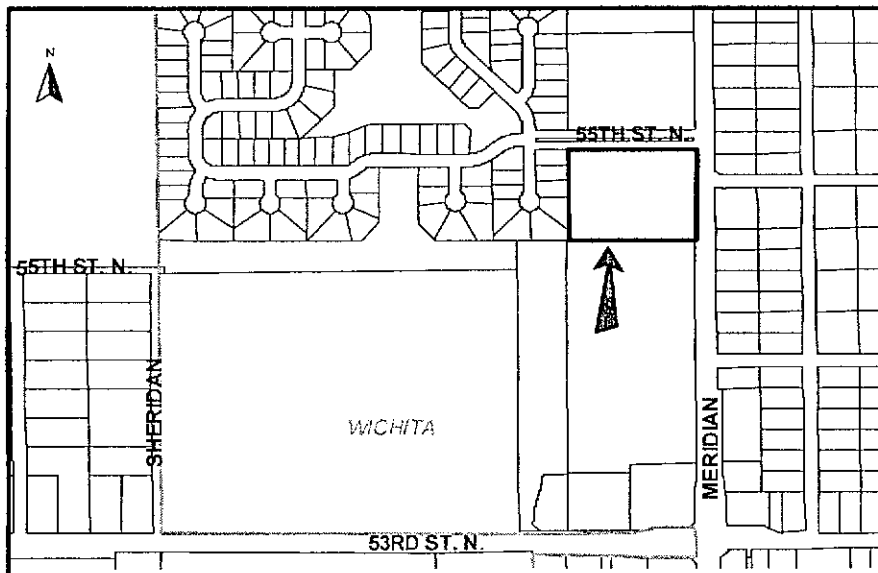
Residential:	
Office:	
Commercial:	3
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 1.1 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: The site has been approved for a zone change (ZON 2006-25) from SF-5, Single-Family Residential to LC, Limited Commercial. The Northgate Commercial Park Community Unit Plan (CUP 2006-24, DP-299) was also approved for this site (Parcels 13-15)

STAFF COMMENTS:

- A. Water Utilities Department has required a petition for extension of water and sewer to serve all lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The vicinity map is incorrect.
- E. In accordance with the CUP, the following transportation improvements are required:
 - 1. Guarantee signalization at the 54th Street and Meridian intersection.
 - 2. Guarantee a southbound right-turn lane and a fifth lane on Meridian from 54th to 53rd to allow left-turns.
 - 3. Guarantee the relocation of the existing signal to accommodate street improvements at the 53rd and Meridian intersection.
 - 4. Guarantee future signalization at major openings on 53rd Street when warrants are met.
 - 5. Guarantee a fifth lane along 53rd Street from driveway opening number three east to Meridian.
 - 6. Guarantee dual left-turn lanes on the west and south legs of the intersection of 53rd and Meridian, and provide separate right-turn lanes on all approaches.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes one joint opening along Meridian.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. The joint access opening 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.
- I. 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.
- J. The wall easement needs to be referenced in the plat's text.
- K. 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.
- L. 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.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.

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- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. 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.
- T. 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). Please include the name of the plat on the disc.

CLOSURE - NORTHGATE COMMERCIAL ADDITION

PT 01 North: 7183.6819 East : 13356.2664
Line Course: N 89-09-05 W Length: 1701.4200
PT 02 North: 7208.8808 East : 11655.0330
Line Course: N 00-10-43 E Length: 1235.3400
PT 03 North: 8444.2148 East : 11658.8840
Line Course: S 89-48-20 E Length: 1697.3900
PT 04 North: 8438.4543 East : 13356.2642
Line Course: S 00-00-00 W Length: 1254.7700
PT 01 North: 7183.6843 East : 13356.2642

MISCLOSURE:

Line Course: S 41-07-53 E Length: 0.0033
North: 7183.6819 East : 13356.2664

CLOSURE - NORTHGATE COMMERCIAL 2ND ADDITION

PT 01 North: 9126.1275 East : 7705.5819
Line Course: S 00-00-00 W Length: 439.6300
PT 02 North: 8686.4975 East : 7705.5819
Line Course: N 89-09-05 W Length: 660.6700
PT 03 North: 8696.2824 East : 7044.9843
Line Course: N 00-02-41 E Length: 440.3700
PT 04 North: 9136.6522 East : 7045.3280
Line Course: S 89-05-14 E Length: 660.3400
PT 01 North: 9126.1328 East : 7705.5843

MISCLOSURE:

Line Course: S 24-18-39 W Length: 0.0058
North: 9126.1275 East : 7705.5819