

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2007-106 -- NORTHGATE COMMERCIAL ADDITION

**OWNER/APPLICANT:** R & R Realty, Attn: Rob Ramseyer, 8100 E. 22<sup>nd</sup> St. N., Bldg 1000, Wichita, KS 67226

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

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

**SITE SIZE:** 49.16 acres

**NUMBER OF LOTS**

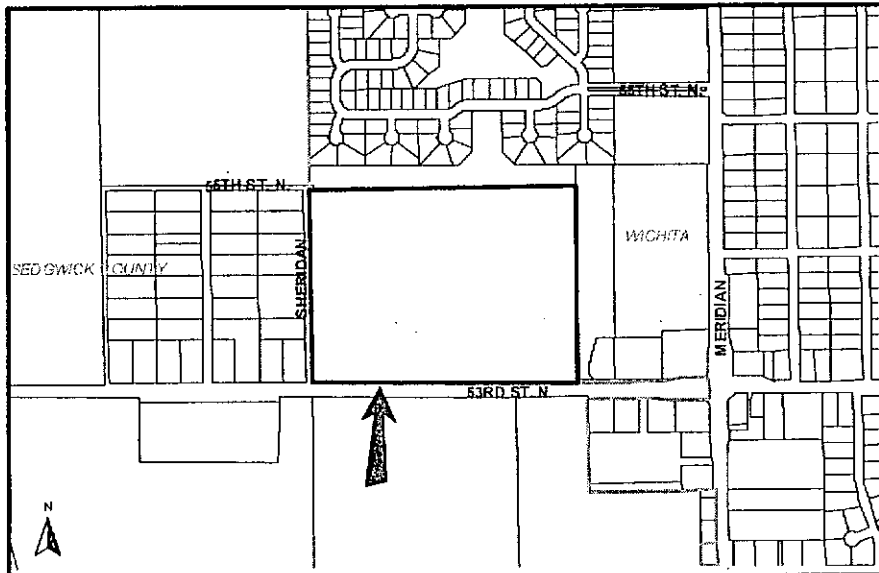
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

**MINIMUM LOT AREA:** 37,500 square feet

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



**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 4-12)

**STAFF COMMENTS:**

- A. Water Utilities Department has required a petition for extension of water and sewer to serve all lots. The applicant must fulfill stipulations of the Raw Water Line Vacation Agreement. If there are any questions regarding this agreement, the applicant should contact Jerry Blain 316-269-4764.
- 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. County Engineering has concerns with how drainage channel enters 53<sup>rd</sup> St right of way at the drive opening between Lots 4 and 5.
- D. County Engineering recommends annexation of 53<sup>rd</sup> Street from Meridian to Sheridan.
- E. In accordance with the CUP, the following transportation improvements are required:
  - 1. Guarantee signalization at the 54<sup>th</sup> Street and Meridian intersection.
  - 2. Guarantee a southbound right-turn lane and a fifth lane on Meridian from 54<sup>th</sup> to 53<sup>rd</sup> to allow left-turns.
  - 3. Guarantee the relocation of the existing signal to accommodate street improvements at the 53<sup>rd</sup> and Meridian intersection.
  - 4. Guarantee future signalization at major openings on 53<sup>rd</sup> Street when warrants are met.
  - 5. Guarantee a fifth lane along 53<sup>rd</sup> 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 53<sup>rd</sup> 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 five access openings along 53<sup>rd</sup> St. North including four joint openings.
- 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 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.
- I. 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.
- J. For those reserves being platted for drainage purposes, the required covenant that 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.
- K. 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.
- L. 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.
- M. 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.
- N. 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.)

- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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.