

**STAFF REPORT**

(Final Plat, Revised Preliminary Plat Approved 12/14/06, Deferred 12/14/05)

**CASE NUMBER:** SUB 2005-141 -- NORTHGATE COMMERCIAL PARK 1<sup>ST</sup> ADDITION  
(formerly 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

**ENGINEER:** SMC Consulting Engineers, P.C., Attn: Terence L. Haynes 815 West Main, Oklahoma City, OK 73106

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

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

**SITE SIZE:** 28.8 acres

**NUMBER OF LOTS**

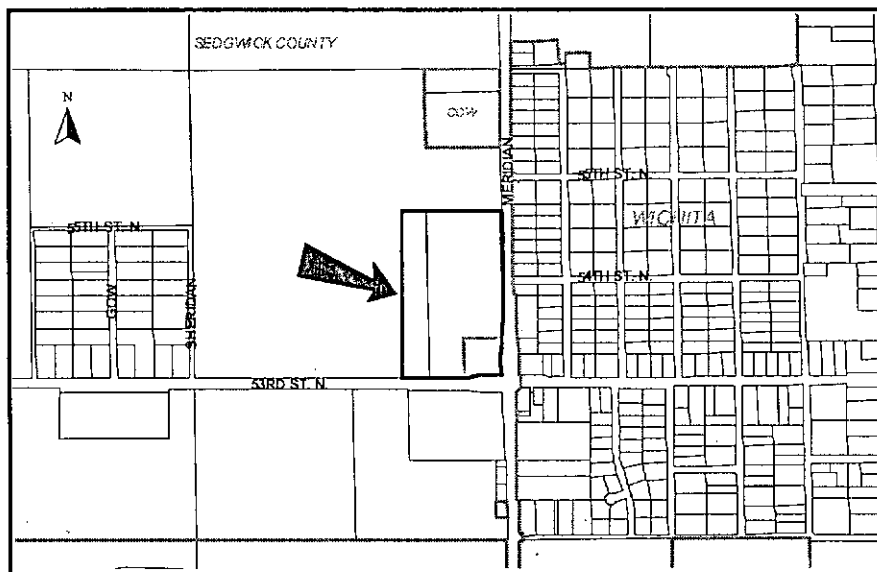
Residential:	
Office:	
Commercial:	3
Industrial:	—
Total:	3

**MINIMUM LOT AREA:** 1.27 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. The site has been approved for a zone change (ZON 2006-25) from SF-5, Single-Family Residential to LC, Limited Commercial subject to platting. The Northgate Commercial Park Community Unit Plan (CUP 2006-24, DP-299) was also approved for this site (Parcels 1, 2, 3).

**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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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 are platted as Reserve. A drainage agreement is needed with the adjoining property owner to the west.
- D. In accordance with the CUP approval, the following transportation improvements are required. Prior to final plat submittal, the applicant shall meet with the adjoining property owner to the west and north in regards to the petition submittal.
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.
  7. Guarantee installation of sidewalk on Meridian and 53rd Street North for entire frontage of property.
  8. Guarantee closure of 54th Street North at Meridian when warranted, subject to review of the proposed closure by the neighborhood in consultation with the Traffic Engineer prior to closure.
  9. Guarantee half of the installation and maintenance by separate instrument of the landscaping in the medians of 53rd Street North.
- E. Additional right-of-way along Meridian is needed to meet the 60-foot half-street standard.  
Additional right-of-way has been platted as requested.
- F. City Engineering needs to comment on the access controls. The final plat denotes three openings along Meridian and one opening along 53rd St. North. The final plat shall reference the dedication of access controls in the plat's text. The final plat needs to conform with the approved CUP which proposed three openings along 53rd St. North.
- 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. A block shall be designated on the face of the plat.
- J. In accordance with the CUP, a wall easement is needed along the northwest corner of the plat, where the plat adjoins residential property. The wall easement shall be referenced in the plat's text.
- K. 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.
- L. 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.
- M. The perimeters of the proposed lots and access controls shall match the perimeters of the CUP parcel boundaries. A CUP adjustment will need to be approved prior to City Council review of the plat.
- N. The City needs to annex the arterial streets.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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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- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.