

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-136 -- NICHOLSON COMMERCIAL ADDITION

OWNER/APPLICANT: Debbie Kelsey, 1022 Firefly, Wichita, KS 67235; Donald E. Nicholson, 7400 W. 53rd St. N., Maize, KS 67101; Janet M. Ternes, 12802 W. Alderny, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Ridge Road and 53rd St. North

SITE SIZE: 8.15 acres

NUMBER OF LOTS

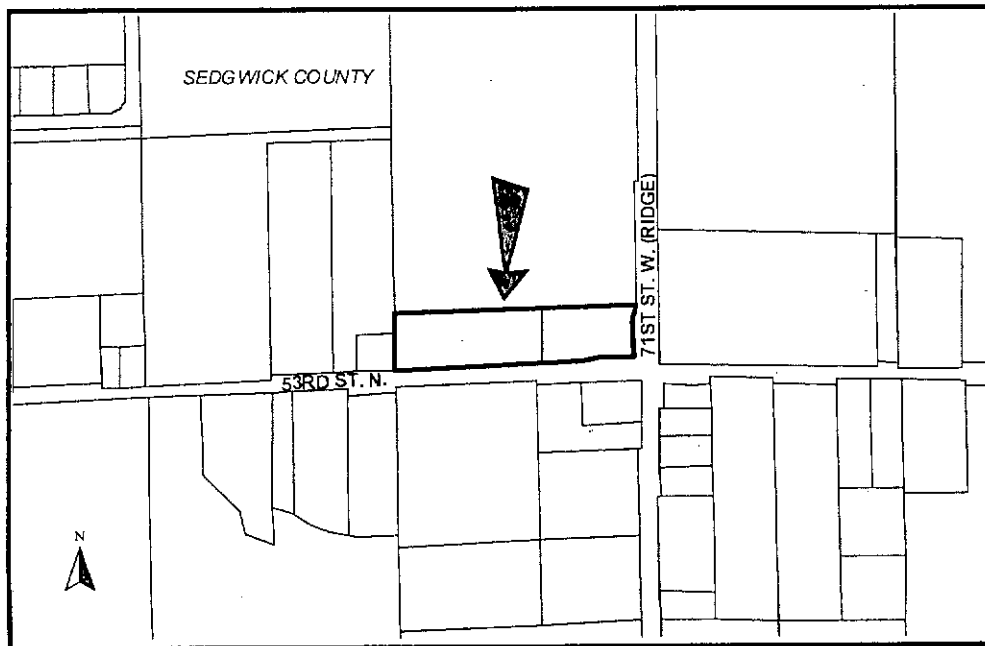
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LC, Limited Commercial; OW, Office Warehouse

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's city limits. The site has been approved for a zone change (ZON 2005-16) from RR, Rural Residential to LC, Limited Commercial and OW, Office Warehouse. It is located in the Maize Area of Influence.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.**
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to **Sedgwick County Code Enforcement** to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept. **The lots need to have minimum Pad elevations of 1345. Detention plan needs to be calculated for final drainage plan.**
- E. **County Engineering** needs to comment on the access controls. The plat denotes complete access control along Ridge Road and four joint openings along 53rd St. North. **Plat should be redesigned to meet Access Policy Management Requirements requiring at least 400' between drives.**
- F. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- G. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- H. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- I. The Applicant is advised that if platted, the building setbacks must 85 feet from the centerline of perimeter streets to conform with the Zoning setback standard for County section line roads.
- J. 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.
- K. 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.

SUB 2005-136 -- Preliminary Plat of NICHOLSON COMMERCIAL ADDITION
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- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION
STAFF REPORT

AGENDA ITEM NO. 4
FEBRUARY 23, 2006

(Final Plat, Preliminary Plat Approved 12/1/05)

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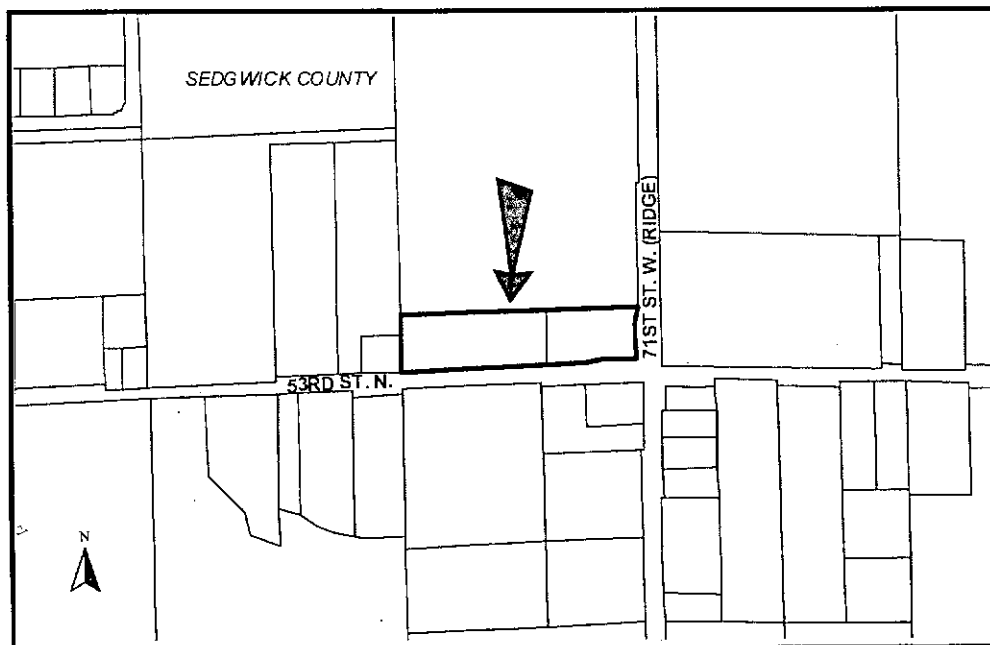
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LC, Limited Commercial; OW, Office Warehouse

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's city limits. This site is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2005-16) from RR, Rural Residential to LC, Limited Commercial and OW, Office Warehouse. It is located in the Maize Area of Influence.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available. The applicant will meet with County Code Enforcement regarding this issue.*
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. City of Wichita Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- F. The plat denotes complete access control along Ridge Road and four joint openings along 53rd St. North. *County Engineering requests that the plat be redesigned to meet Access Policy Management Standards requiring at least 400' between drives.*
- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. 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.
- J. 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.)
- K. 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.

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- L. 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.
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CLOSURE

CLOSURE - NICHOLSON COMMERCIAL ADDITION

PT 01	North: 13275.8965	East :	10573.5233
Line	Course: N 1600.0000 W	Length:	1313.1100
PT 02	North: 13275.8965	East :	9260.4133
Line	Course: N 26.2272 E	Length:	355.5600
PT 03	North: 13631.3387	East :	9269.5674
Line	Course: S 1588.7506 E	Length:	1313.9500
PT 04	North: 13616.8276	East :	10583.4373
Line	Course: S 29.5901 W	Length:	341.0700
PT 01	North: 13275.9015	East :	10573.5306