

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-31 -- RUSH FARMS ADDITION

OWNER/APPLICANT: COF, L.L.C., Attn: Jac L. Jensik, P.O. Box 480, Fredonia, KS 66736

SURVEYOR/ENGINEER: Air Capitol Land Surveyors, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: South of K-96 Highway, West side of Ridge Road

SITE SIZE: 2.54 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

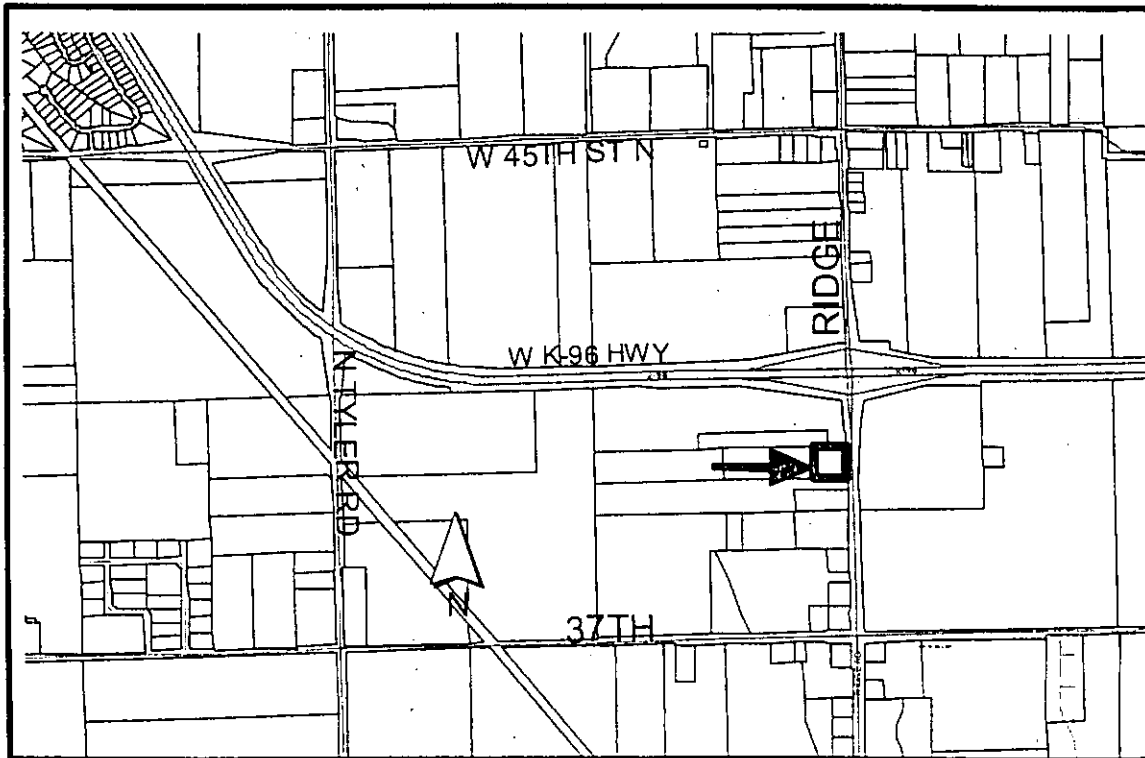
MINIMUM LOT AREA: 2.54 Acres

CURRENT ZONING: NR, Neighborhood Retail

PROPOSED ZONING: Same

Future w #55

VICINITY MAP



Note: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ -0769) from SF-20, Single-Family Residential to NR, Neighborhood Retail.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. Due to the size of the lot, approval will be needed for a septic system. Health Department needs to comment on the need for a restrictive covenant to regulate sewage disposal for this commercial use.
- B. City Engineering/ Water and Sewer Department need to comment on the need for future extension of City water and sanitary sewer services.
- 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 plan. *The west 180 feet shall be platted as a Floodway Reserve. Minimum building pad shall be established at 1335 MSL.*
- E. The plat proposes two access openings along Ridge Road. A C.U.P. Amendment has been proposed for the adjoining property to the south which includes a north-south internal access drive. MAPD recommends one access opening along Ridge along with an access easement in alignment with the access drive proposed for the adjoining property to the south. The final plat shall reference the access controls in the plat's text. *County Engineering has approved one access opening along Ridge Road.*
- F. The existing sign shall be removed from the County street right-of-way.
- G. The final plat shall not be recorded until such time as access to the West parcel of land has been established.
- H. 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.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- J. The signature line for the County Commissioners Chair needs to reference Carolyn McGinn".
- K. 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.

- L. The applicant shall install or guarantee the installation of all utilities and facilities which 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 316-729-0102) 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 be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (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. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.