

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-75 – ROCKY FORD INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: 31ST South Rock Investments, LLC, Attn: Rob Ramseyer, 8100 E. 22ND St. N., Bldg. 1000, Wichita, KS 67226

SURVEYOR/ENGINEER: Baughman Company, Attn; Kris Rose, 315 S. Ellis, Wichita, KS 67211

LOCATION: South of 31st St. South, East side of Rock Road

SITE SIZE: 74.84 acres

NUMBER OF LOTS

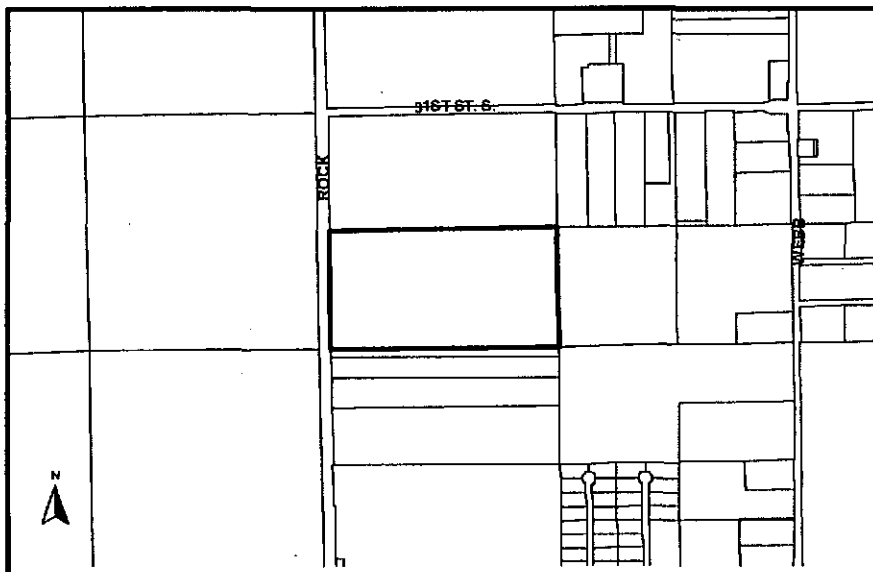
Residential:	
Office:	
Commercial:	6
Industrial:	1
Total:	7

MINIMUM LOT AREA: 1.12 acres

CURRENT ZONING: SF-20, Single-Family Residential

ROPOSED ZONING: LC, Limited Commercial , IP, Industrial Park

VICINITY MAP



SUB 2007-75 – Preliminary Plat of ROCKY FORD INDUSTRIAL PARK ADDITION
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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 growth area" by the Wichita-Sedgwick County Comprehensive Plan. A zone change (ZON 2006-28) has been approved for Lots 1-6 from SF-20, Single-Family Residential to LC, Limited Commercial. The Rocky Ford Commercial CUP (CUP 2006-32) was also approved for Lots 1-6. A zone change (ZON 2007-19) has been approved from SF-20, Single-Family Residential to IP, Industrial Park for Lot 7 in addition to a Protective Overlay (P-O #190) regarding permitting uses.

STAFF COMMENTS:

- A. County Engineering advises that public sewer and water is needed before any construction begins. City Water Utilities Department has advised that the applicant shall guarantee the extension of future sanitary sewer (main and lateral) and City water to serve the lots being platted. County Fire Department has requested water service for fire protection installed along 33rd street. An outside-the-city water agreement shall be provided with petitions.
- 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 concept. County Engineering needs a drainage plan and advises that additional easements may be required based on applicant's drainage plan.
- D. The right-of-way width of 33rd St. South should be increased to the standard 70-foot commercial street standard. A bold line should indicate its terminus along the east line of the plat.
- E. County Engineering has approved the access controls. The plat proposes four access openings to Rock Road. The final plat shall reference the access controls in the plat's text.
- F. County Fire Department has requested a 40-ft joint access opening between Lots 4 and 5 and between Lots 1 and 2.
- G. The Applicant shall guarantee the paving of 33rd St. South to the commercial street standard. The paving guarantee shall include the installation of a temporary turnaround at the terminus of the street. On the final plat, the plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street eastward.
- H. In accordance with the CUP accel/decel lanes shall be provided for the access points on Rock Road.
- I. Wall easements should be platted in accordance with the CUP drawing. The wall easements shall be referenced in the plat's text.
- J. 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.
- K. The perimeters of the Lots 1-6 shall match the perimeters of the CUP parcel boundaries. A CUP amendment will need to be approved.
- L. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- M. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- N. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

SUB 2007-75 – Preliminary Plat of ROCKY FORD INDUSTRIAL PARK ADDITION
August 23, 2007 - Page 3

- O. 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.
- P. 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.
- Q. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. GIS needs to comment on the plat's street names.
- S. 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.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.

STAFF REPORT
(Final Plat; Preliminary Plat Approved 8/23/07)

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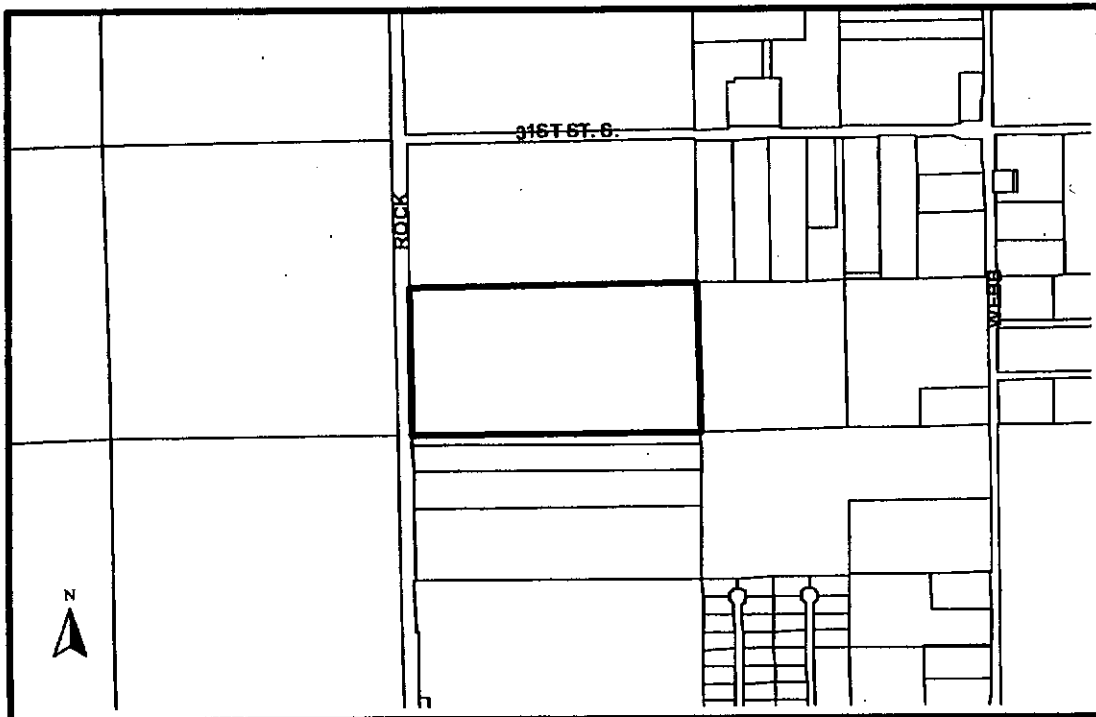
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MINIMUM LOT AREA: 1.12 acres

CURRENT ZONING: SF-20, Single-Family Residential

ROPOSED ZONING: LC, Limited Commercial , IP, Industrial Park

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 growth area" by the Wichita-Sedgwick County Comprehensive Plan. Two zone changes (ZON 2006-28 and ZON 2007-47) have been approved for Lots 1-6 from SF-20, Single-Family Residential to LC, Limited Commercial. A zone change (ZON 2007-19) has been approved from SF-20, Single-Family Residential to IP, Industrial Park for Lot 7 in addition to a Protective Overlay (P-O #190) regarding permitting uses.

A CUP Amendment for the Rocky Ford Commercial CUP (DP-300, CUP 2007-49) was also approved for Lots 1-6.

STAFF COMMENTS:

- A. County Engineering advises that public sewer and water is needed before any construction begins. City Water Utilities Department has advised that the applicant shall guarantee the extension of future sanitary sewer and City water (laterals and mains) to serve the lots being platted. County Fire Department has requested water service for fire protection installed along 33rd street. An outside-the-city water agreement shall be provided with petitions. The applicant will be providing a restrictive covenant restricting development until water and sewer service is extended to the site.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the applicant's drainage plan.
- D. County Engineering has approved the access controls. The plat proposes four access openings to Rock Road.
- E. This plat is in the county and following concerns/discrepancies are noted in the CUP wording per Sedgwick County Fire Department:

#17, the fire code of the city of Wichita has no jurisdiction in the county, thus any fire lane designations or requirements must meet the requirements of the fire code of Sedgwick County.

#5, #7 and #12 also refer to the city of Wichita requirements having jurisdiction in the county.
- F. The Applicant shall guarantee the paving of 33rd St. South to the commercial street standard. The paving guarantee shall include the installation of a temporary turnaround at the terminus of the street. On the final plat, the plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street eastward.
- G. County Engineering has required accel/decel lanes for the access points on Rock Road. A southbound left-turn lane is also needed.
- H. Wall easements should be platted in accordance with the CUP drawing. The wall easements shall be referenced in the plat's text. The applicant has informed staff that a wall easement will be provided adjoining a 45-ft utility easement.
- 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. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- L. 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.

- M. 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.
- N. The site is located within the Maximum Mission Area of the Air Installation Compatible Use Zone (AICUZ) study to identify noise impact areas around McConnell Air Force Base. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- O. GIS has approved the street names.
- P. The word "Wichita" needs removed from the title block.
- Q. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- R. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- S. 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.
- T. 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.
- U. 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.)
- V. 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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TRANSMITTAL

TO: Vicki Huang	FROM: Nick Jefferson
COMPANY: City of Wichita	DATE: 8-8-07
ADDRESS: 7 th Floor, City Hall	PROJECT: Rocky Ford Industrial Addition
CITY/STATE: Wichita, KS	PROJECT NUMBER:

RE:
Concept Drainage Plan

VIA: DELIVERY

We are sending you ATTACHED UNDER SEPARATE COVER

PLANS PRINTS SHOP DRAWINGS SAMPLES SPECS
 COPY OF LETTER CHANGE ORDER DISK OTHER

COPIES	DATE	DESCRIPTION
1	8-21-07	Concept Drainage Plan

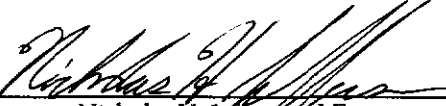
URGENT FOR APPROVAL FOR YOUR INFO FOR REVIEW & COMMENT

APPROVED AS NOTED REVISE AS NOTED REVISE AND RETURN

AS REQUESTED PLEASE REPLY FOR BIDS DUE

NOTES/ COMMENTS:

Vicki,
Attached is the revised preliminary drainage plan for the Rocky Ford Industrial Park Addition. Please disregard the preliminary drainage plan sent on August 8, 2007. Feel free to contact me if you have any questions or comments. Thanks.

SIGNED: 
 Nicholas H. Jefferson, I.E.

Copy: file

ENGINEERING
SURVEYING
PLANNING
LANDSCAPE
ARCHITECTURE

B a u g h m a n
C o m p a n y , P . A .
315 Ellis Street
Wichita, Kansas 67203
P 316.262.7271
F 316.262.0149



CLOSURE

CLOSURE - ROCKY FORD INDUSTRIAL PARK

PT 01 North: 23142.3674 East : 14941.1157
Line Course: N 00-00-00 E Length: 1327.2700
PT 02 North: 24469.6374 East : 14941.1157
Line Course: S 89-20-47 E Length: 2511.9300
PT 03 North: 24440.9828 East : 17452.8822
Line Course: S 00-19-02 W Length: 1341.3900
PT 04 North: 23099.6134 East : 17445.4555
Line Course: N 89-01-19 W Length: 2504.7000
PT 01 North: 23142.3672 East : 14941.1205

MISCLOSURE:

Line Course: N 87-37-39 W Length: 0.0048
North: 23142.3674 East : 14941.1157

FINAL TRACING REC'D

11.20.07

