

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

January 31, 2002

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2002-03 - RITCHIE INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Ritchie Corporation, Attn: H.T. Ritchie, 2872 N. Ridge Rd., Wichita, KS 67205

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

LOCATION: West side of Webb Road, North of 37th St. North

SITE SIZE: 24.6 Acres

NUMBER OF LOTS

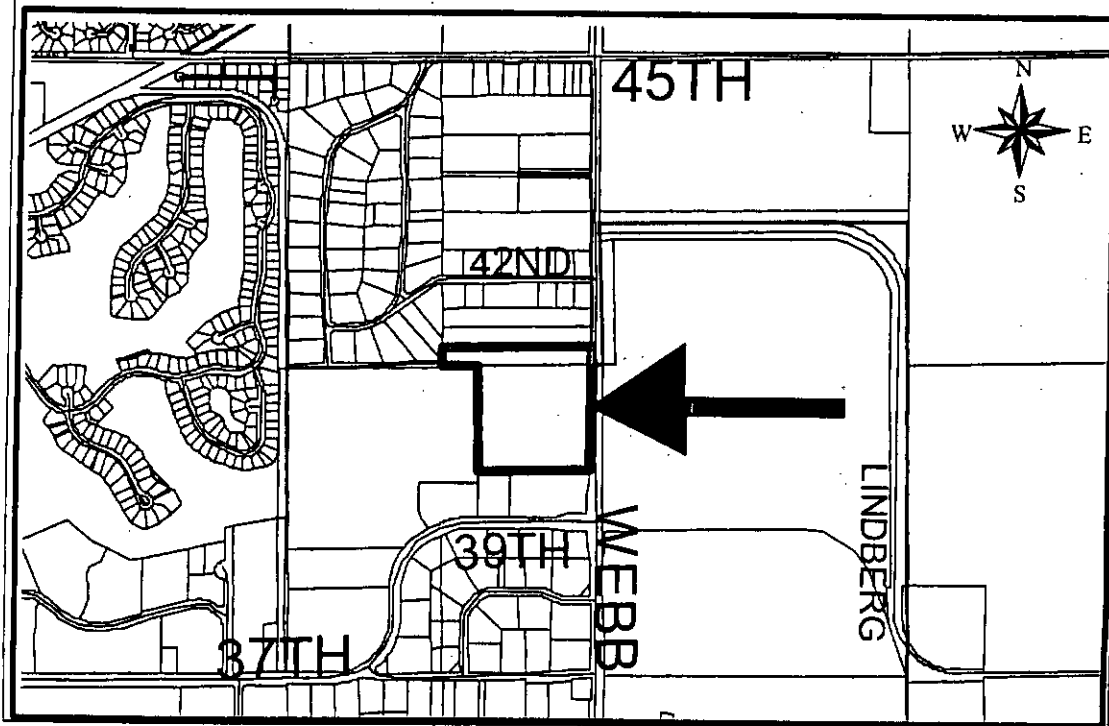
Residential:	
Office:	
Commercial:	
Industrial:	<u>16</u>
Total:	<u>16</u>

MINIMUM LOT AREA: 1.04 Acres

CURRENT ZONING: SF-20, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



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Note: This is a replat of the Toben Addition in addition to unplatted property to the north. The unplatted property to the north was approved for a zone change (ZON 2001-53) to LI, Limited Industrial subject to platting. The site is also subject to a restrictive covenant addressing permitted uses, setbacks, landscape buffers and signs. The site is located in the Bel-Aire Area of Influence.

Planning Staff recommends approval of the plat subject to the following conditions.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- 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 concept.
- D. Complete access controls has been platted along the site's frontage. The final plat shall reference the dedication of access controls in the plattor's text.
- E. MAPD and **Traffic Engineering** recommend that the street layout be revised to provide a loop street. The north street should be located along the north property line.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The Applicant shall guarantee the paving of the proposed streets to the industrial street standard.
- H. Because of the landlocked nature of Reserve A, a means of access shall be provided.
- I. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. 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.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- L. The applicant is reminded that in accordance with the conditions of the Zone Change, a landscape buffer is required along the north and east lines of the plat.
- M. 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.

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- N. The Applicant is reminded that in accordance with the zone change approval, a restrictive covenant is required.
- O. The County Fire Department/GIS needs to comment on the plat's street names. Webb Road Court shall be renamed as Webb Ct.
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.

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- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

STAFF REPORT
(Preliminary Plat)

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

LOCATION: West side of Webb Road, North of 37th St. North

SITE SIZE: 24.6 acres

NUMBER OF LOTS

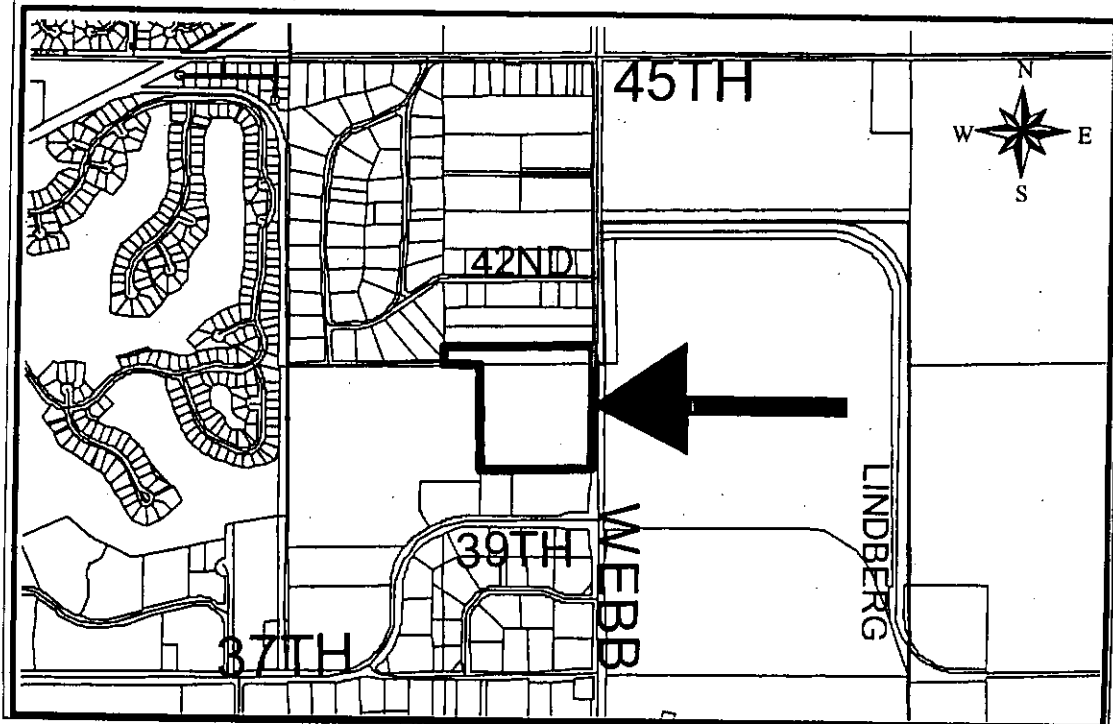
Residential:	
Office:	
Commercial:	
Industrial:	16
Total:	16

MINIMUM LOT AREA: 1.04 acres

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



SUB 2002-03 – Preliminary Plat of RITCHIE INDUSTRIAL PARK ADDITION
February 14, 2002 - Page 2

Note: This is a replat of the Toben Addition in addition to unplatted property to the north. The unplatted property to the north was approved for a zone change (ZON 2001-53) to LI, Limited Industrial subject to platting. The site is also subject to a restrictive covenant addressing permitted uses, setbacks, landscape buffers and signs. The site is located in the Bel-Aire Area of Influence.

Planning Staff recommends approval of the plat subject to the following conditions.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- 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 concept.
- D. Complete access controls has been platted along the site's frontage. The final plat shall reference the dedication of access controls in the plat's text.
- E. A contingent street right-of-way has been platted to provide a connection to the abutting property to the north. On the final plat, the contingent dedication needs to be referenced in the plat's text.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The Applicant shall guarantee the paving of the proposed streets to the industrial street standard.
- H. Because of the landlocked nature of Reserve A, a means of access shall be provided.
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- J. 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.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- L. The applicant is reminded that in accordance with the conditions of the Zone Change, a landscape buffer is required along the north and east lines of the plat.
- M. 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.

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- N. The Applicant is reminded that in accordance with the zone change approval, a restrictive covenant is required.
- O. The County Fire Department/GIS needs to comment on the plat's street names.
- P. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- Q. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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- AA. 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. *Westar Energy requests additional easements.*
- BB. 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.

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 2/14/02)

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LOCATION: West side of Webb Road, North of 37th St. North

SITE SIZE: 24.6 Acres

NUMBER OF LOTS

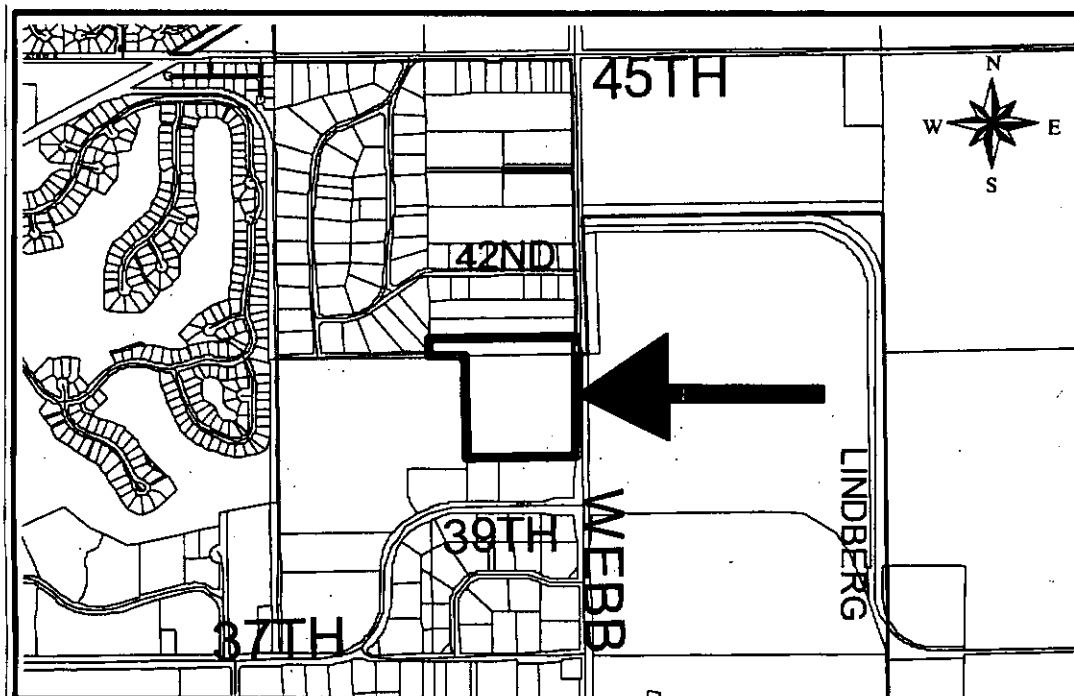
Residential:	
Office:	
Commercial:	
Industrial:	<u>16</u>
Total:	16

MINIMUM LOT AREA: 1.04 Acres

CURRENT ZONING: SF-5, Single-Family Residential; LI, Limited Industrial

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



SUB 2002-03 -- Final Plat of RITCHIE INDUSTRIAL PARK ADDITION
March 14, 2002 - Page 2

NOTE: This is a replat of the Toben Addition in addition to unplatted property to the north. The unplatted property to the north was approved for a zone change (ZON 2001-53) to LI, Limited Industrial subject to platting. The site is also subject to a restrictive covenant addressing permitted uses, setbacks, landscape buffers and signs. The site is located in the Bel-Aire Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water 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 Engineering** needs to comment on the status of the applicant's drainage plan. **An off-site drainage agreement may be needed with the property to the north.**
- D. Complete access controls has been platted along the site's frontage. The final plat shall reference the dedication of access controls in the plattor's text.
- E. A contingent street right-of-way has been platted to provide a connection to the abutting property to the north. On the final plat tracing, the contingent dedication needs to be referenced in the plattor's text.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The Applicant shall guarantee the paving of the proposed streets to the industrial street standard.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- J. The applicant is reminded that in accordance with the conditions of the Zone Change, a landscape buffer is required along the north and east lines of the plat.
- K. 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.

SUB 2002-03 -- Final Plat of RITCHIE INDUSTRIAL PARK ADDITION
March 14, 2002 - Page 3

- L. The Applicant is reminded that in accordance with the zone change approval, a restrictive covenant is required.
- M. The County Fire Department/GIS needs to comment on the plat's street names. The street names are approved.
- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- P. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.

SUB 2002-03 -- Final Plat of RITCHIE INDUSTRIAL PARK ADDITION

March 14, 2002 - Page 4

- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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.