

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9.

March 5, 1998

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 98-19 - RIDGEPORT 2ND ADDITION

OWNER/APPLICANT: RRGNL LLC, 12602 W. 13th St., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Co., Attn: Phil Meyer, 315 S. Ellis, Wichita, KS 67211

LOCATION: North of 29th St. North, West side of Ridge Road

SITE SIZE: 35.3 acres

NUMBER OF LOTS

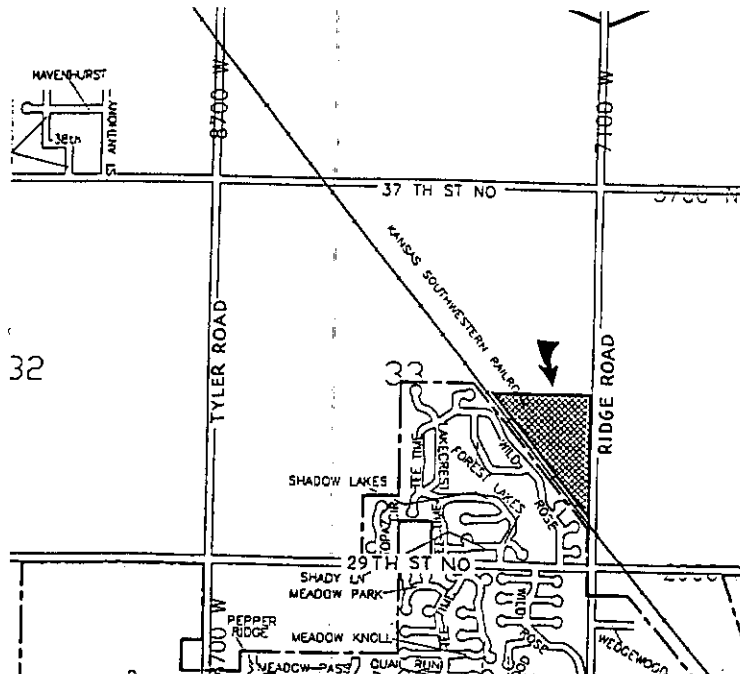
Residential:	88
Office:	
Commercial:	
Industrial:	
Total:	<u>88</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: SF-6, Single-Family
TF-3, Two-Family

VICINITY MAP



Note: This site is presently located in the County, but adjacent to Wichita's City limits and the applicant needs to request annexation. The applicant will request a zone change to TF-3, Two-Family for lots 1 through 16 in Block 4 and to SF-6 for the remainder of the plat.

STAFF COMMENTS:

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. This site is located outside of the sanitary sewer growth limits as identified in the Northwest Wichita Master Sewer Plan. The applicant will need to meet with City Engineering to resolve this issue.
- D. If improvements are guaranteed by petition, notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage concept.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. The representative for the City's Fire Department needs to indicate if proposed street names are appropriate. The use of the "circle" suffix is questionable for the southernmost cul-de-sac.
- I. A site plan shall be submitted for the pool indicated as being platted in the Reserves for the review and approval by the Director of Planning; otherwise a conditional use and public hearing will be needed in the future.
- 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 a method similar to special assessments.
- L. An easement established by separate instrument for temporary turnaround shall be required for the terminus of Northwind at the northern plat line.
- M. Along the lots abutting Ridge Road, complete access control shall be dedicated. On the final plat, since the site will be within Wichita's City limits, the plattor's text shall note that the access controls are being dedicated to the City of Wichita.
- N. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall provide for sidewalks on one side of Westwind and Northwind.
- O. Based on the number of lots accessing Westwind and Northwind, these streets are required to be platted and paved to the 64-foot street right-of-way standards.
- P. The length of Northwind is approximately 1,100 feet measured from the Westwind intersection to the north plat line. The representative from the City's Fire Department needs to comment on the need for emergency access.
- Q. City Fire Department needs to comment on the length of Westwind Circle (approx. 700 feet) which exceeds the 600 foot maximum cul-de-sac length required by Subdivision regulations.
- R. 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.

- S. **Traffic Engineering** needs to comment on the need for improvements to Ridge Road.
- T. 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.
- U. 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.)
- 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 316-729-0102) 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. 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.

S/D 98-19 -- Preliminary Plat of RIDGEPORT 2ND ADDITION
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- BB. The applicant is reminded that a disk shall be submitted with the final plat tracing to the MAPD detailing this plat. This will be used by the City and County GIS Department.

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-93 -- RIDGE PORT 2ND ADDITION

OWNER/APPLICANT: RRGNL, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of 29th St. North, West side of Ridge Road

SITE SIZE: 27.28 Acres

NUMBER OF LOTS

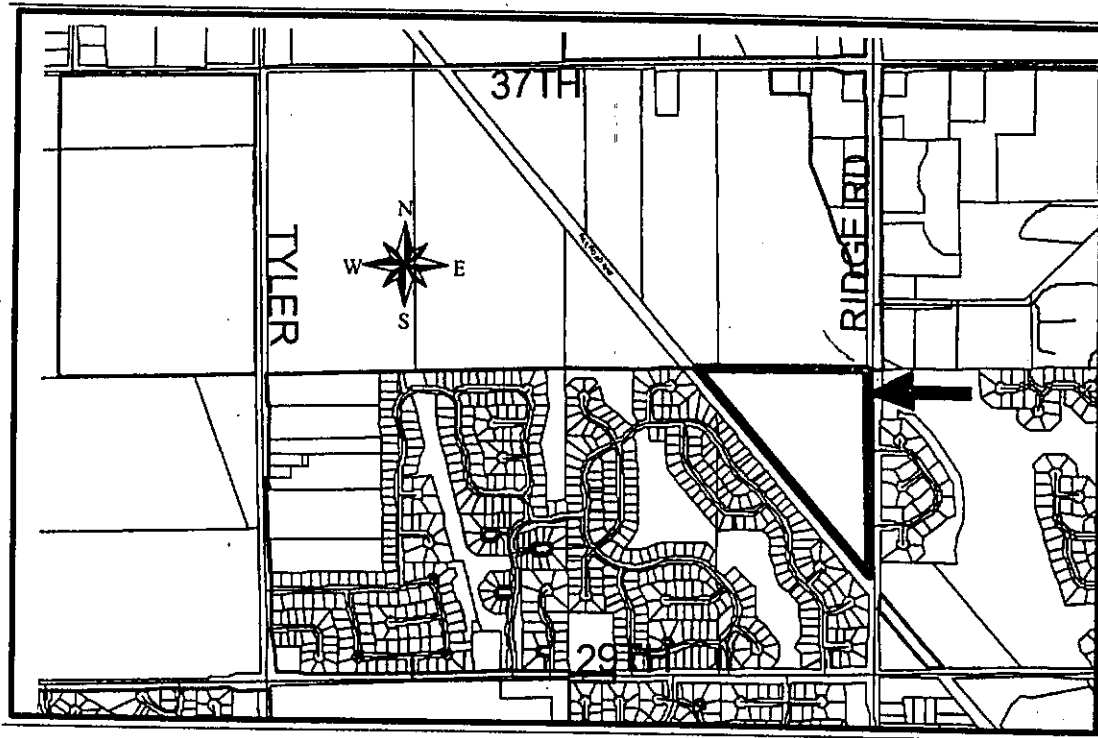
Residential:	
Office:	
Commercial:	
Industrial:	19
Total:	19

MINIMUM LOT AREA: 34,471 Sq. Ft.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. City Engineering needs to comment on the need for additional guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage concept.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes two access openings along Ridge for a private drive. The final plat shall reference the access controls in the plat's text. MAPD and Traffic Engineering recommend the relocation of the private drive to the south, in alignment with the streets across Ridge Road.
- F. The access easement 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.
- G. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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 private street purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the private street 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 parking area adjoining Lot 6 needs to be included as "parking easement" within Reserve A. The parking easements shall be referenced in the plat's text specifying that the easements are granted for parking only and that no obstructions shall be constructed or placed within the easements.
- K. 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.
- L. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.

SUB 2001-93 -- Preliminary Plat of RIDGE PORT 2ND ADDITION

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- M. 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.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 9/13/01)

CASE NUMBER: SUB 2001-93 -- RIDGE PORT SECOND ADDITION

OWNER/APPLICANT: RRGNL, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: North of 29th St. North, West side of Ridge Road

SITE SIZE: 27.28 Acres

NUMBER OF LOTS

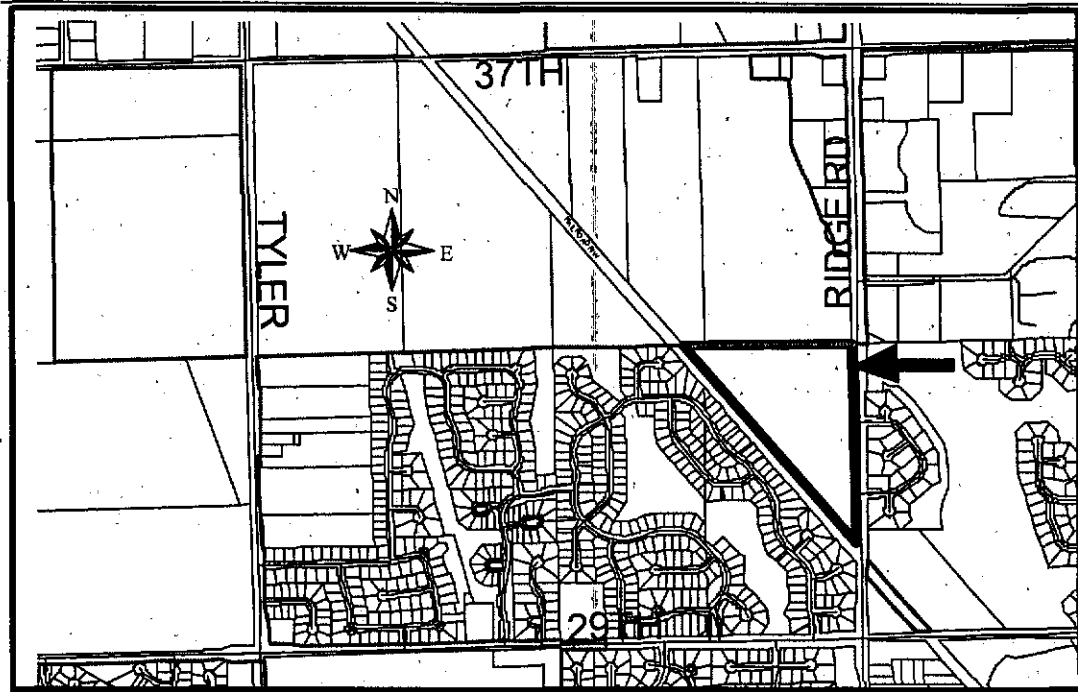
Residential:	
Office:	
Commercial:	
Industrial:	7
Total:	7

MINIMUM LOT AREA: 1.19 Acres.

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. In accordance with MAPC, the plat has been revised to reflect a relocation of the openings in alignment with the streets across Ridge Road, and elimination of the southernmost opening.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. **City Engineering** needs to comment on the need for additional guarantees or easements. **A petition for a sewer main is also required. The applicant shall meet with City Engineering to discuss the location of the sewer main. If located along the railroad, additional utility easement will be required.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. **An off-site drainage easement is required. A hydraulic analysis is needed as a part of the final drainage plan. County Engineering has requested a drainage plan.**
- E. 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.
- F. The Applicant is advised that if platted, the building setbacks may be reduced to 20 feet to conform with the Zoning setback standard for the LI, Limited Industrial District.
- G. 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.
- H. The platting 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.
- I. 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.)
- J. 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.

SUB 2001-93 -- Final Plat of RIDGE PORT 2ND ADDITION

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- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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. **KGE and Southwestern Bell have requested additional easements.**
- Q. 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.

RIDGE PORT 2ND ADDITION

PT 1 North: 22209.0953 East : 6610.8648
Line Course: S 00-08-04 W Length: 1624.10
PT 2 North: 20584.9998 East : 6607.0539
Line Course: N 39-27-17 W Length: 2391.56
PT 3 North: 22431.5879 East : 5087.2934
Line Course: N 89-31-48 E Length: 879.23
PT 4 North: 22438.8001 East : 5966.4938
Line Course: S 28-25-30 E Length: 124.70
PT 5 North: 22329.1339 East : 6025.8520
Curve Length: 254.48 Radius: 235.00
Delta: 62-02-42 Tangent: 141.33
Chord: 242.23 Course: S 59-26-51 E
Course In: N 61-34-30 E Course Out: S 00-28-12 E
RP North: 22440.9957 East : 6232.5207
PT 6 End North: 22206.0036 East : 6234.4484
Line Course: N 89-31-48 E Length: 376.43
PT 1 North: 22209.0915 East : 6610.8657