SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
FEBRUARY 13, 2003

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2003-05 – UNIVERSITY AND RIDGE ADDITION

OWNER/APPLICANT: Stanley and Teddi Krehbiel, 353 S. Summitlawn, Wichita, KS 67209; Ernest and Treva Evans, 339 S. Summitlawn, Wichita, KS 67209; Hammitt Pinaire, 352 S. Ridge Road, Wichita, KS 67209

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: North of Kellogg, East side of Ridge

SITE SIZE: 1.8 acres

NUMBER OF LOTS

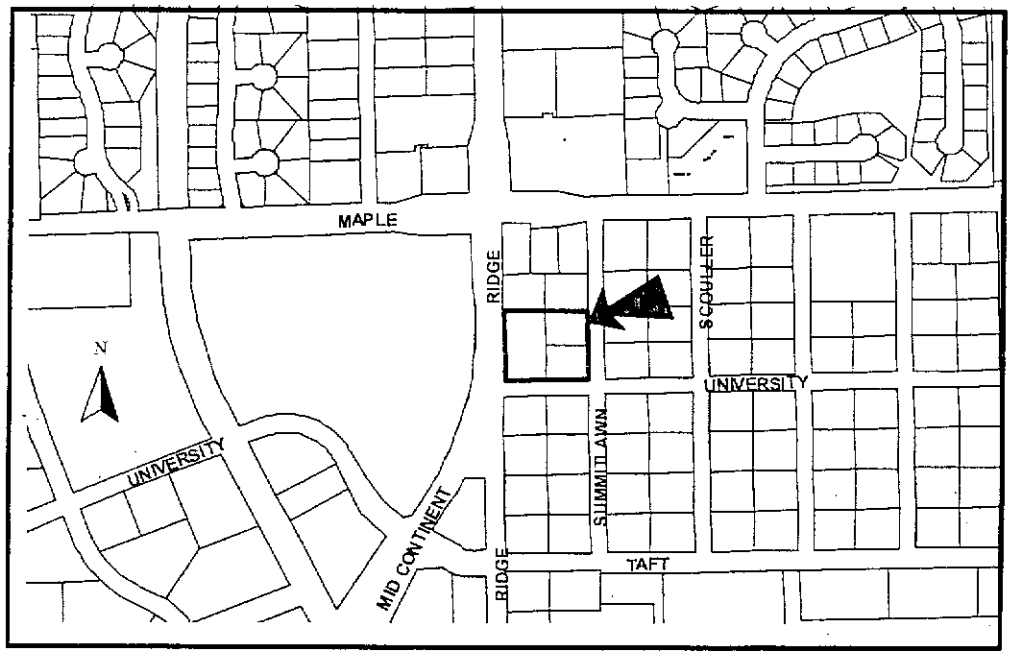
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of the Westerlea Village Addition. The site has been approved for two zone changes (ZON 2002-23 and ZON 2002-56) from SF-5, Single-Family Residential to LC, Limited Commercial subject to the provisions of Protective Overlays #113 and #117 addressing signage, lighting, noise, building height, screening, and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.

B. A temporary easement by separate instrument should be submitted to cover the existing sewer line to be relocated/abandoned unless the sewer line is relocated/abandoned before the plat is recorded.

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.

E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both Ridge Road and University. A cross-lot access easement was approved for the property to the north (King's Maple Third Addition) for the benefit of this property. Distances should be shown for all segments of access control. ***Complete access control is required along Ridge Road. One opening along University located 100 feet from the west property line is approved although no left turns out are permitted.***

F. Traffic Engineering has requested the dedication of 10 feet of additional right-of-way along Ridge Road to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

G. Traffic Engineering has requested an additional 5 feet of right-of-way along University Avenue. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street.

H. Traffic Engineering has requested a guarantee to improve University Avenue to commercial street standards.

I. 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.

J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays (referenced as P-O # 113 and P-O # 117) and their special conditions for development on this property.

K. The applicant is reminded that in addition to the wall easement platted parallel to the east property line, the Protective Overlay also required a wall constructed parallel to the south property line.

L. The signature line for the City Clerk needs to be revised to reference "Pat Graves".

M. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".

N. On the final plat tracing, the MAPC signature block needs to reference Bernard A. Hentzen, Chair".

O. 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.

P. 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.

Q. 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.)

R. 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.

S. 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.

T. 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.

U. 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.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
APRIL 17, 2003

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-05 -- UNIVERSITY AND RIDGE ADDITION

OWNER/APPLICANT: Stanley and Teddi Krehbiel, 353 S. Summitlawn, Wichita, KS 67209; Ernest and Treva Evans, 339 S. Summitlawn, Wichita, KS 67209; Hammitt Pinaire, 352 S. Ridge Road, Wichita, KS 67209

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: North of Kellogg, East side of Ridge

SITE SIZE: 1.8 acres

NUMBER OF LOTS

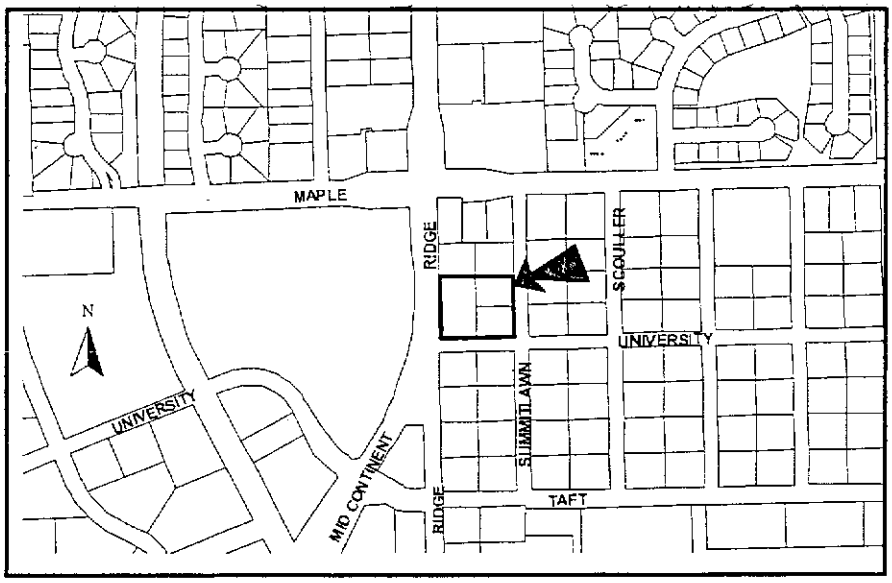
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



NOTE: This is a replat of the Westerlea Village Addition. The site has been approved for two zone changes (ZON 2002-23 and ZON 2002-56) from SF-5, Single-Family Residential to LC, Limited Commercial subject to the provisions of Protective Overlays #113 and #117 addressing signage, lighting, noise, building height, screening, and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site.

B. A utility easement needs to be platted for the existing sanitary sewer line.

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. ***The drainage plan needs revised. A private stormwater extension will be needed at time of site development.***

E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both Ridge Road and University along with a 15-ft contingent opening along the north property line. A cross-lot access easement was approved for the property to the north (King's Maple Third Addition) through a 30-ft opening for the benefit of this property. Distances should be shown for all segments of access control. ***One opening along University is approved although no left turns out are permitted.***

F. Traffic Engineering has requested the dedication of 10 feet of additional right-of-way along Ridge Road to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

G. Traffic Engineering has requested an additional 5 feet of right-of-way along University Avenue. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street. ***A 5-ft contingent dedication has been platted for a portion of this right-of-way which has been approved.***

H. Traffic Engineering has requested a guarantee to improve University Avenue to commercial street standards.

I. 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.

J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays (referenced as P-O # 113 and P-O # 117) and their special conditions for development on this property.

K. The applicant is reminded that in addition to the wall easement platted parallel to the east property line, the Protective Overlay also required a wall constructed parallel to the south property line.

L. 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.

M. 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.

N. 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.)

O. 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.

P. 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.

Q. 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.

R. 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.

S. Perimeter closure computations shall be submitted with the final plat tracing.

T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

U. 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.

V. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
JUNE 26, 2003

STAFF REPORT
(One-Step Final Plat, Deferred 4/17/03)

CASE NUMBER: SUB 2003-05 -- UNIVERSITY AND RIDGE ADDITION

OWNER/APPLICANT: Stanley and Teddi Krehbiel, 353 S. Summitlawn, Wichita, KS 67209; Ernest and Treva Evans, 339 S. Summitlawn, Wichita, KS 67209; Hammitt Pinaire, 352 S. Ridge Road, Wichita, KS 67209

SURVEYOR/ENGINEER: AM Consulting Inc., 142 N. Emporia, Wichita, KS 67202

LOCATION: North of Kellogg, East side of Ridge

SITE SIZE: 1.8 acres

NUMBER OF LOTS

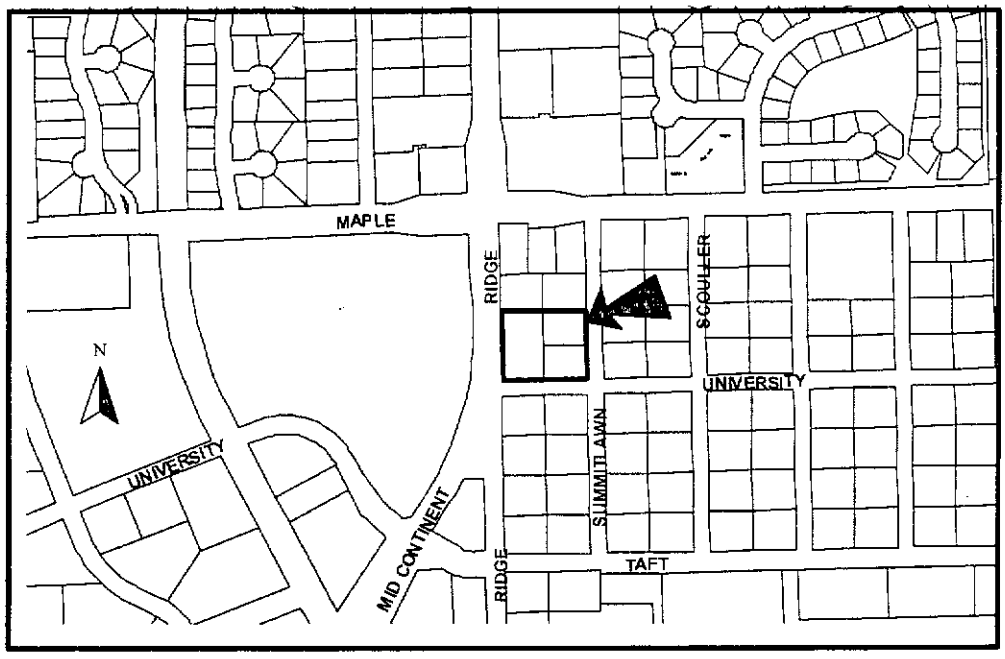
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.8 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Municipal services are available to serve the site.

B. A utility easement needs to be platted for the existing sanitary sewer line.

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. ***The drainage plan needs revised. A private stormwater extension will be needed at time of site development.***

E. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along both Ridge Road and University along with a 15-ft contingent opening along the north property line. A cross-lot access easement was approved for the property to the north (King's Maple Third Addition) through a 30-ft opening for the benefit of this property. Distances should be shown for all segments of access control. ***One opening along University is approved although no left turns out are permitted. A temporary opening along Ridge at the north property line is approved which shall be closed when an adjoining opening to the north is constructed. A cross-lot access agreement with the property to the north shall be provided that grants access rights to the owner of this plat within the west 50 feet of the property to the north.***

F. **Traffic Engineering** has requested the dedication of 10 feet of additional right-of-way along Ridge Road to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.

G. **Traffic Engineering** has requested an additional 5 feet of right-of-way along University Avenue. The Subdivision Regulations require a 70-ft half-street right-of-way for a commercial street. ***A 5-ft contingent dedication has been platted for a portion of this right-of-way which has been approved.***

H. **Traffic Engineering** has requested a guarantee to improve University Avenue to commercial street standards.

I. 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.

J. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlays (referenced as P-O # 113 and P-O # 117) and their special conditions for development on this property.

K. **County Surveying** has requested a precise location for the benchmark.

L. The legal description needs revised to delete the language "being replatted as...".

M. The applicant is reminded that in addition to the wall easement platted parallel to the east property line, the Protective Overlay also required a wall constructed parallel to the south property line.

N. 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.

O. 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.

P. 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.)

Q. 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.

R. 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.

S. 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.

T. 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.

U. Perimeter closure computations shall be submitted with the final plat tracing.

V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

W. 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.

X. 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.