

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** S/D 99-48 - WESTRIDGE COMMERCIAL ADDITION

**OWNER/APPLICANT:** John E. Dugan, 2416 N. Morningdew, Wichita, KS 67205

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

**LOCATION:** Southeast corner of 119<sup>th</sup> Street West and 29<sup>th</sup> Street North

**SITE SIZE:** 12.05 acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	4
Industrial:	-
Total:	4

*Manage Guarantee  
Cross lot drainage Agreement  
Guarantee SS, w, others*

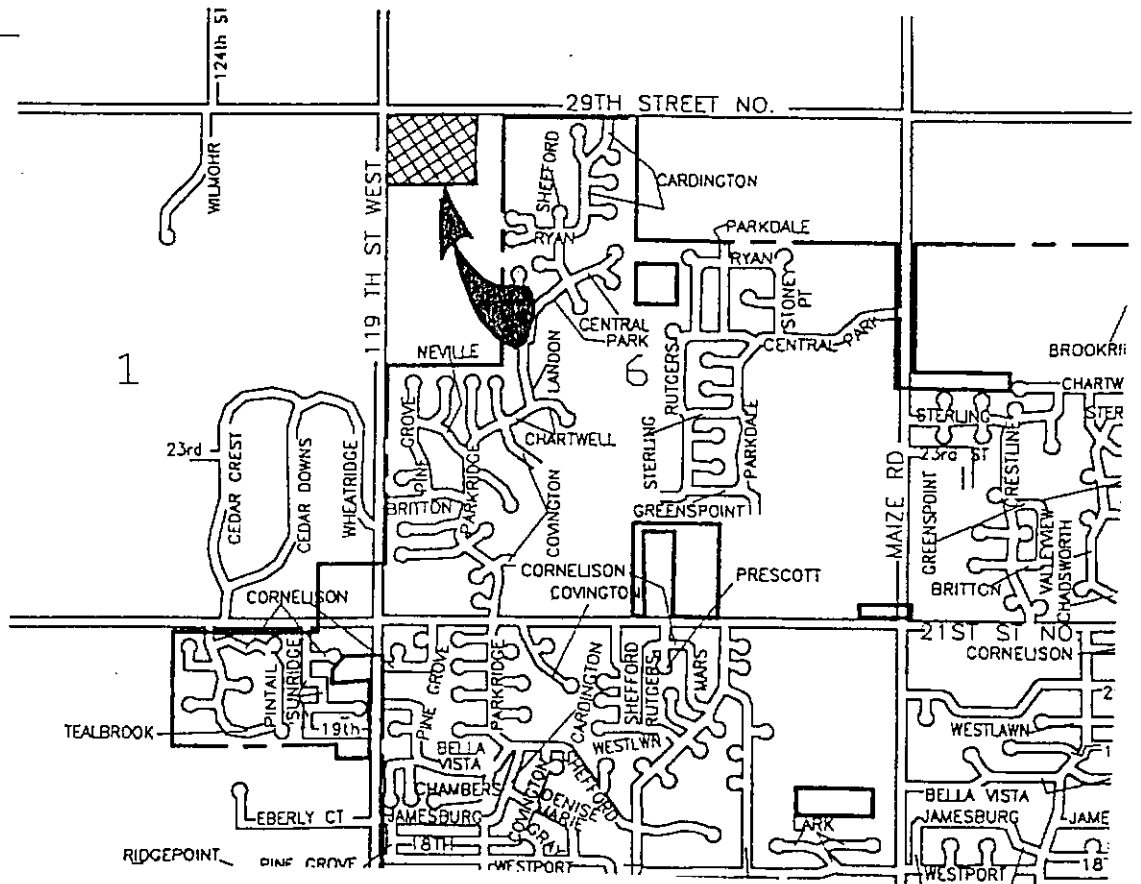
**MINIMUM LOT AREA:** 40,114 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** NR, Neighborhood Retail  
LC, Limited Commercial

*No ACCESS TO PARCEL 1  
(2 TOTAL ON 119TH ST)*

**VICINITY MAP**



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0775) from SF-20 to NR, Neighborhood Retail, and LC, Limited Commercial zoning subject to platting. The site is also subject to the Westridge Community Unit Plan (DP-235).

STAFF COMMENTS:

- A. This site adjoins the proposed Westridge Addition to the south which will need to be annexed to allow for the lot sizes being platted. Subsequently, this site will adjoin the City of Wichita and a request for annexation is requested.
- B. **City Engineering** needs to comment on the need for 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. **County/City Engineering** needs to comment on the status of the applicant's drainage plan.
- E. In accordance with DP-235, the Applicant shall guarantee the construction of two lanes of roadway along 29<sup>th</sup> Street North and 119<sup>th</sup> Street West with a left turn lane at the intersection of both of these roadways. A guarantee shall also be provided for an accel/decel lane along the entire 29<sup>th</sup> Street North and 119<sup>th</sup> Street West frontage. The applicant shall provide a guarantee for 12.5% of the traffic signal at the intersection.
- F. If the pipeline easement indicated on the plat is encumbering the plat, it shall be shown and the plat will be subject to the standard pipeline conditions. Otherwise, verification must be provided that the easement is off-site or has been released.
- G. **Traffic Engineering** shall comment on the access controls. The plat denotes three access openings along both perimeter streets. Distances shall be shown for all segments of access control. **Traffic Engineering** requires complete access control along 119<sup>th</sup> St. West for Lot 1 and has permitted ~~one~~ access openings along 29<sup>th</sup> St. North. Complete access control of 150 feet shall be required along both streets from the intersection. Access to and from Lot 2 is limited to right turns only.
- H. The legal description needs to be revised to reference the "north 684 feet".
- I. A cross-lot circulation agreement and joint access agreement shall be established by separate instrument to assure internal vehicular movement between the lots.
- J. 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.

- K. A CUP Certificate shall be submitted prior to City Council consideration, identifying the proposed CUP (referenced as DP-235) and its special conditions for development on the property.
- L. The final plat tracing shall include a note placed on the face of the plat that this Addition is subject to the conditions of Community Unit Plan DP-235.
- M. The platator'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 316-729-0102) 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

Parcel name: WEST RIDGE COMMERCIAL ADD. CLOSURE

PT. 1	North: 15000.0000	East : 10000.0000
	Line Course: N 00-00-00.0 E	Length: 684.320
PT. 2	North: 15684.3200	East : 10000.0000
	Line Course: N 88-14-13.0 E	Length: 912.410
PT. 3	North: 15712.3915	East : 10911.9781
	Line Course: S 00-00-00.0 W	Length: 684.320
PT. 4	North: 15028.0715	East : 10911.9781
	Line Course: S 88-14-13.0 W	Length: 912.410
PT. 1	North: 15000.0000	East : 10000.0000

Perimeter: 3193.460 Area: 624,085 sq.ft. 14.33 acres