

STAFF REPORT
(One-Step Final Plat, Deferred 10/2/08)

CASE NUMBER SUB 2008-68 -- LONG-HAYES COMMERCIAL ADDITION

OWNER/APPLICANT James Long, 7101 W 45th St N , Maize, KS 67101, Donald R and Ramona Hayes, 4356 N Ridge Road, Wichita, KS 67205

SURVEYOR/AGENT Baughman Company, P A , Attn Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION Southeast corner of 45th St North and Ridge (District V)

SITE SIZE 1.76 acres

NUMBER OF LOTS

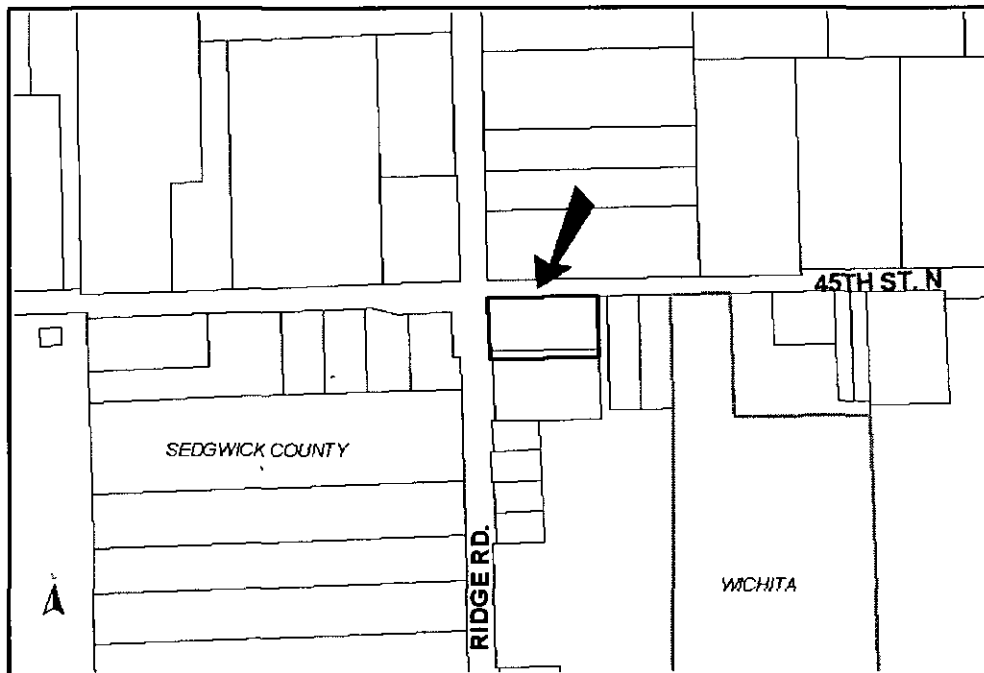
Residential	
Office	
Commercial	2
Industrial	
Total	2

MINIMUM LOT AREA 10,722 square feet

CURRENT ZONING SF-20 Single-family Residential

PROPOSED ZONING LC, Limited Commercial

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. The site has been approved for a zone change (ZON 2008-11) from SF-20 Single-Family Residential to LC Limited Commercial. Lot 2 is also subject to the North Forty-Fifth Place Community Unit Plan CUP 2006-38, DP-301). A Protective Overlay (P-O #208) was also approved for this site addressing uses, setbacks, signage, exterior lighting, outside storage, screening, and architectural design.

Upon the annexation of the remaining portion of the North Forty-Fifth Place Community Unit Plan to the east, this property will be eligible for annexation.

STAFF COMMENTS

- A Upon the annexation of the remaining portion of the North Forty-Fifth Place Community Unit Plan to the east, this property will be eligible for annexation. In the event the North Forty-Fifth Place property is annexed prior to this plat being scheduled for City Council, annexation of this property will need to be completed. Only City Council approval will be necessary and the County Commission signature block may be deleted.
- B City Water Utilities Department has required a petition for the extension of future water and sewer (main and laterals) to serve the lots being platted.
- C If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D County Engineering needs to comment on the status of the applicant's drainage plan.
- E County/City Engineering have approved the access controls. The plat denotes two openings along 45th St North including a joint access opening with the property to the east. One opening along Ridge Road has also been denoted. The opening on Lot 2 shall be denoted as right-in, right-out only.
- F The joint access opening 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 Per Sedgwick County Fire Department, the plat needs to meet requirements of the Sedgwick County Service Drive Code.
- H County Engineering has required that the plat include a dedication for the standard major intersection right of way. Since the corner clip encroaches on a portion of the existing home, County Engineering would accept a contingent dedication of a corner clip. That plat's text shall include language that the contingent street dedication for the corner clip shall become effective upon the removal of the existing building or in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.
- I A restrictive covenant is needed to tie together Lots 1 and 2.
- J An arterial paving fee is needed.
- K In accordance with the Protective Overlay, a cross-lot circulation agreement is needed to assure internal vehicular movement between the subject site and the adjoining North Forty-Fifth Place CUP.
- L Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- M A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- 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 appropriate governing body.
- O The recording information for all pipeline easements shall be indicated on the face of the plat.

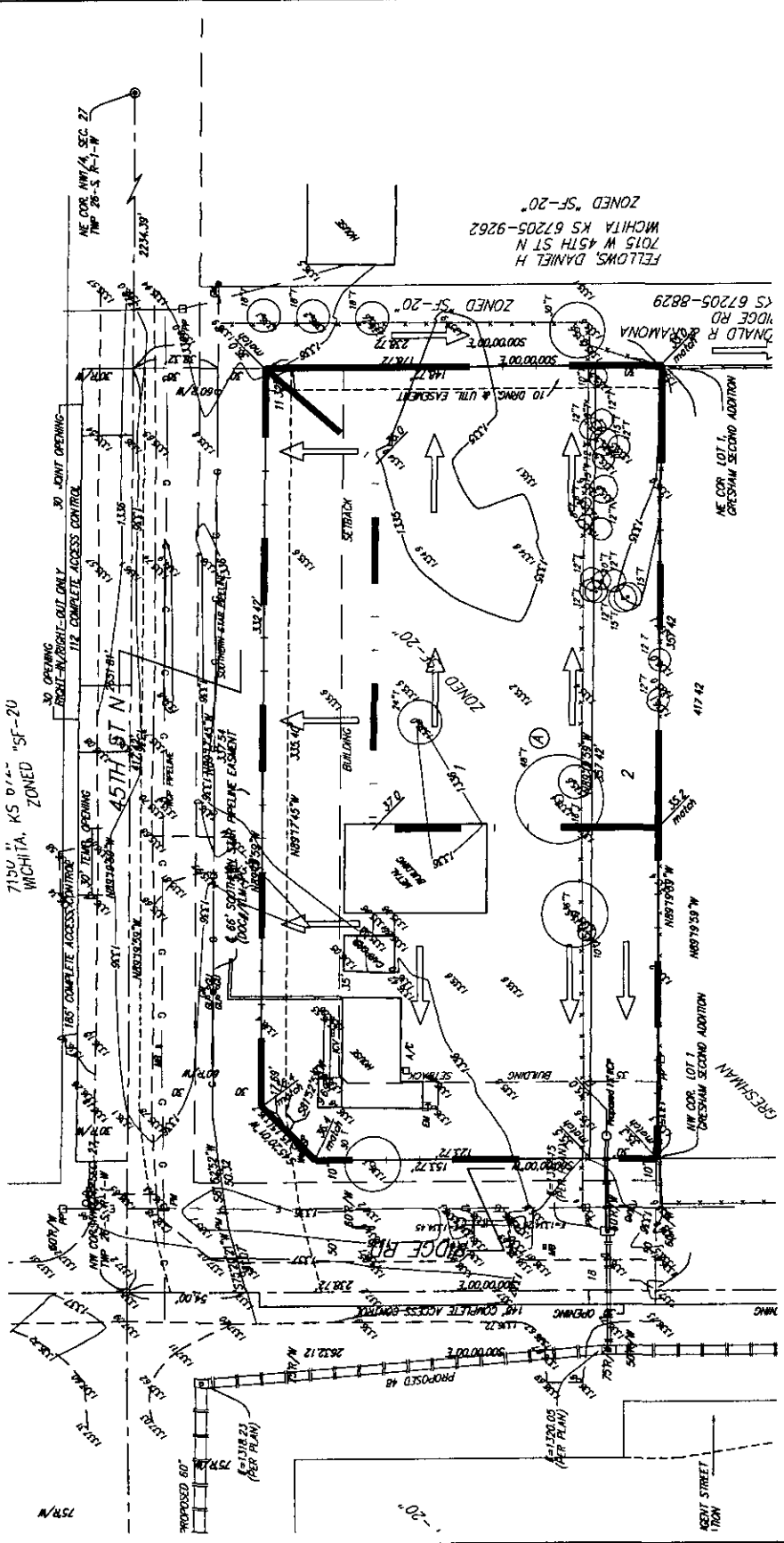
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- P This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening 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.
- Q On the final plat tracing, the MAPC signature block needs to reference "Darrell Downing" as Chairman.
- 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 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.
- T 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.)
- U The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- V To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- Y Perimeter closure computations shall be submitted with the final plat tracing.
- Z 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.
- AA 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.

DRAINAGE & GRADING PLAN

LONG-HAYES COMMERCIAL ADDITION

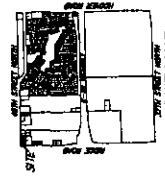
SEDGWICK COUNTY, KANSAS



Area = 1.5 acres	
Soil Type = C	
Rc = 10 min	
EXISTING	
C = 0.87	C ₁ = 0.80
Q ₁ = 1.5 cfs	Q ₂ = 4.6 cfs
Q ₃ = 4.1 cfs	Q ₄ = 3.5 cfs
Q ₅ = 4.8 cfs	Q ₆ = 6.3 cfs
Q ₇ = 8.7 cfs	Q ₈ = 8.6 cfs
DEVELOPED	
C = 0.87	C ₁ = 0.80
Q ₁ = 1.5 cfs	Q ₂ = 4.6 cfs
Q ₃ = 4.1 cfs	Q ₄ = 3.5 cfs
Q ₅ = 4.8 cfs	Q ₆ = 6.3 cfs
Q ₇ = 8.7 cfs	Q ₈ = 8.6 cfs

DRAINAGE & GRADING PLAN
LONG COMMERCIAL
ADDITION

Prepared by:
 [Logo] [Firm Name]
 1700 W. UNIVERSITY DRIVE, SUITE 100
 WICHITA, KANSAS 67205-1700



NOTES:

- No FEMA FEMA adds on this property as of September 24, 2008 per FEMA Panel 110 of 700 for Sedgwick County Kansas effective February 2, 2007.
- All this time, no SWS system exists in the Ridge Road ROW. However, Sedgwick County Public Works is in the process of detaching a drainage system for this area. If Ridge Road is improved at the time of this development, this site will be expected to provide internal SWS to convey its runoff to the Ridge Road improvements. Detention will be provided to the south on North Early-Ridge Addition.
- The runoff from this site will be conveyed to the proposed inlet shown near the southwest corner of the proposed site. Upon site development, this site is expected to have internal storm sewer for approved equivalent to tie into the proposed system in Ridge Road. Any and all detention requirements will be located on the North Early-Ridge Addition, located to the south of this property.

SCALE: 1" = 40'

DATE OF PREPARATION: 10 JULY 2008

CONDATE: 10 JULY 2008

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