

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

**CASE NUMBER:** SUB 2009-03 -- NORTH GREENWICH ADDITION

**OWNER/APPLICANT:** Greenwich Investments, LLC, Attn: Rob Ramseyer, 8100 E. 22<sup>nd</sup> St. N., Bldg. 1000, Wichita, KS 67226

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** North of 29<sup>th</sup> St. North, East side of Greenwich (District II)

**SITE SIZE:** 31.38 acres

**NUMBER OF LOTS**

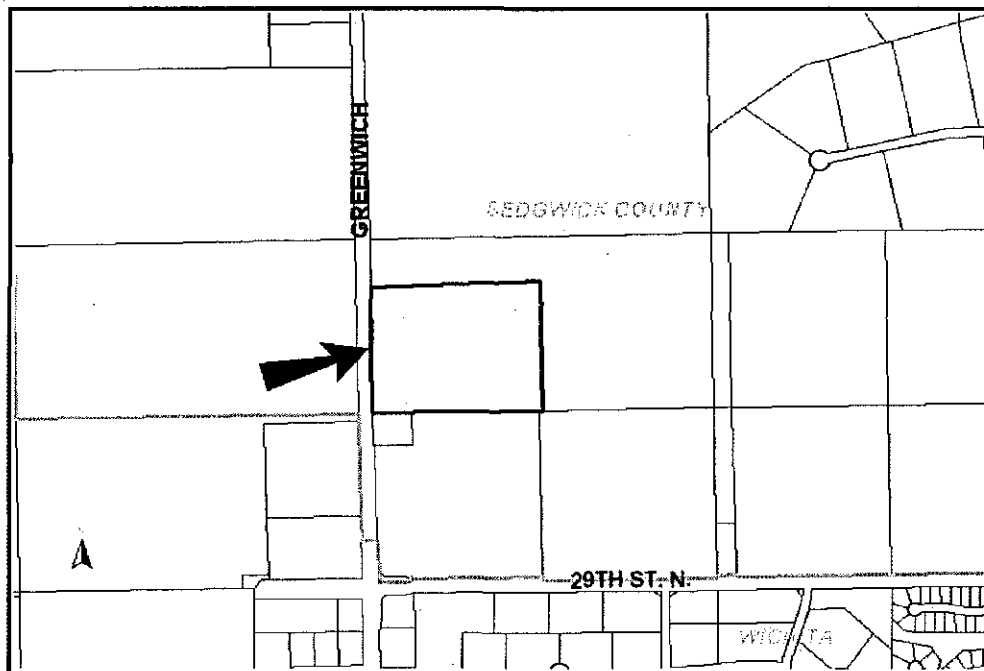
Residential:	1
Office:	
Commercial:	1
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 15 acres

**CURRENT ZONING:** RR Rural Residential

**PROPOSED ZONING:** LC Limited Commercial (Lot 1), MF-18 Multi-family Residential (Lot 2)

**VICINITY MAP**



**SUB 2009-03 -- One-Step Final Plat of NORTH GREENWICH ADDITION**  
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**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. The site has been approved for a zone change (ZON 2008-59) from RR Rural Residential to LC Limited Commercial (Lot 1) and MF-18 Multi-family Residential (Lot 2). The North Greenwich Development Community Unit Plan (CUP 2008-43, DP-316) was also approved for this site.

**STAFF COMMENTS:**

- A. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed.
- B. City of Wichita Water Utilities Department requires a guarantee for the extension of City water (transmission and distribution) mains and sanitary sewer (mains and laterals) to serve all 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. City Stormwater Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests submittal of a drainage plan. The standard floodplain language is needed on the plat's text.
- E. In accordance with the CUP approval, a guarantee for left-turn center lanes and right-turn decel lanes at all full movement approaches is needed.
- F. Access controls have been platted in accordance with the CUP approval. The plat denotes two openings along Greenwich. County Engineering requests a dedication of 97 feet of offsite access control north of plat. A cross-lot access agreement should be provided.
- G. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- H. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- I. The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- 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. 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.
- L. 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.)
- M. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- N. 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.
- O. 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.

- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. 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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

CLOSURE.txt

CLOSURE - NORTH GREENWICH ADDITION

PT 01	North: 1688376.8709	East : 1634352.8802
Line	Course: N 00-06-13 W	Length: 1000.0600
PT 02	North: 1689376.9292	East : 1634351.0717
Line	Course: S 89-27-15 E	Length: 1366.8900
PT 03	North: 1689363.9076	East : 1635717.8997
Line	Course: S 00-06-13 E	Length: 1000.0600
PT 04	North: 1688363.8493	East : 1635719.7081
Line	Course: N 89-27-15 W	Length: 1366.8900
PT 01	North: 1688376.8709	East : 1634352.8802