

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** SUB 2008-92 – NORTH FORTY-FIFTH PLACE ADDITION

**OWNER/APPLICANT:** R & R Realty, LLC, Attn: Jay W. Russell, P.O. Box 75337, Wichita, KS 67275; 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:** South side of 45<sup>th</sup> St. North and east side of Ridge Road (District VI)

**SITE SIZE:** 54.64 acres

**NUMBER OF LOTS**

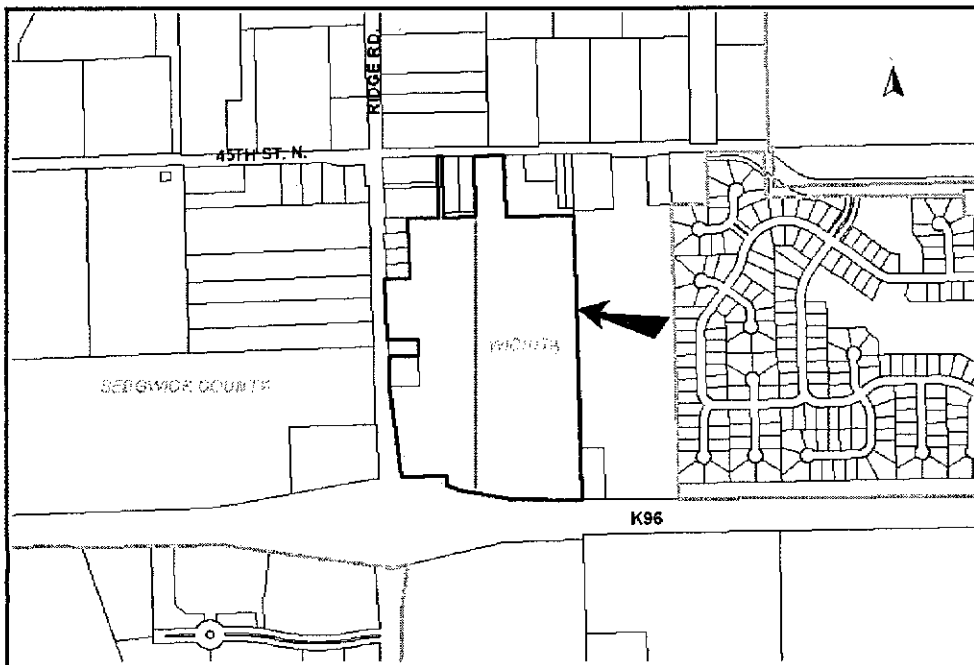
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 54.64 acres

**CURRENT ZONING:** SF-5 Single-family Residential; SF-20 Single-family Residential

**PROPOSED ZONING:** LC Limited Commercial

**VICINITY MAP**



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**NOTE:** The western portion of 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 2006-39) from SF-5 Single-family Residential and SF-20 Single-family Residential to LC Limited Commercial. The North Forty-Fifth Place Community Unit Plan (CUP 2006-38, DP-301) 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. Wichita Water Utilities Department requires the applicant extend water (transmission and distribution mains) and sewer (mains and laterals) to serve all lots being platted. In accordance with the CUP approval, no development shall occur until municipal water and sewer services are provided to the site.
- 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 Engineering needs to comment on the status of the applicant's drainage concept. County Engineering requests a drainage plan.
- E. In accordance with the CUP, the following transportation improvements are required:
  - a. A guarantee for construction of northbound accel/decel lanes on Ridge Road and center turn lanes to major entrances,
  - b. A guarantee for the construction of a two-lane paved road on 45<sup>th</sup> St. North to county rural standards from the intersection east to the edge of the plat boundary,
  - c. A petition for future signalization of a major entrance on Ridge Road, to be installed when warranted by the Traffic Engineer.
- F. Access controls have been platted in accordance with the CUP approval. The plat proposes two access openings along Ridge Road and two access openings along 45<sup>th</sup> St. North. The final plat shall reference the dedication of access controls in the plat's text.
- G. 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.
- H. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the North Forty-Fifth Place Community Unit Plan (CUP 2006-38, DP-301).
- J. The wall easements shall be referenced in the plat's text.
- 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. 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.
- 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 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.
- O. 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.)

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- P. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. 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.
- 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 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.