

**STAFF REPORT**  
(Final Portion of Overall Preliminary Plat)

**CASE NUMBER:** SUB 2011-00014 – RIVERSIDE AIRPORT ADDITION

**OWNER/APPLICANT:** Fly High, Inc., 7310 E. Kellogg, Wichita, KS 67205

**SURVEYOR/AGENT:** Poe and Associates, Inc., 5940 East Central, Suite 200, Wichita, KS 67208

**LOCATION:** East side of Hoover Road between 29<sup>th</sup> Street North and 37<sup>th</sup> Street North (District V)

**SITE SIZE:** 72 acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 72 acres

**CURRENT ZONING:** SF-20 Single-family Residential and LC Limited Commercial

**PROPOSED ZONING:** PUD Planned Unit Development

**VICINITY MAP**



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**NOTE:** This site is located in the County adjoining Wichita's corporate boundary and will be recorded as a County plat. The site has been approved for a zone change (PUD 2010-00006, PUD #35 Riverside Airport Planned Unit Development) from SF-20 Single-family Residential and LC Limited Commercial to PUD Planned Unit Development. This final plat is a portion of the overall preliminary plat and represents the first phase of development.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed modification is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

- A. City of Wichita Public Works and Utilities Department advises that the applicant needs to extend water (transmission and distribution) and sewer (main and lateral) to serve all lots being platted. An Outside-the-City Agreement is needed.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. The final plat proposes one opening along 29<sup>th</sup> Street North, two openings along 37<sup>th</sup> Street North, and ten openings along Hoover Road. In accordance with access management standards, Traffic Engineering has required 200 feet of complete access control from both intersections. The remaining openings along Hoover Road shall be labeled as being "per Access Management Standards". Dimensions are needed along all segments of access control.
- D. To allow for County Commissioner approval of this plat, the County Commissioner signature block shall be included on the final plat tracing.
- E. Traffic Engineering has requested that the required 60-foot half-street right-of-way along all three arterials be labeled accordingly. The plat's text shall note the dedication of the streets to and for the use of the public.
- F. City Storm Water Management recommends deferral of the final plat until a drainage plan is received. Per PUD #35, the Storm Water Engineer shall determine setback lines for the proposed sand and gravel extraction operation on Lot 2. County Public Works requests a drainage plan and advises that a storm water permit is needed and a Notice of Intent from the State is needed. Drainage easements and offsite easements are needed.
- G. The access easement needs to be referenced in the plat's text regarding which property it benefits. The access easement 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. County Surveying advises that the legal description does not match the plat boundary with regard to incorrect bearings.
- I. 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.
- J. 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.
- K. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all non-residential lots shall not exceed three times the width.
- 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 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 storm water.

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- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.
- 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 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. A compact disc (CD) should be provided, 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 the information 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.