

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-00055 – FOX RIDGE PLAZA ADDITION

OWNER/APPLICANT: USD #266, Attn: Bruce Nicholson, 11611 West 49th Street North, Maize, KS 67101;
Hampton Lakes, LLC, Attn: Marv Schellenberg, 7926 West 21st Street, Wichita, KS 67205

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 North Webb Road,
Wichita, KS 67206

LOCATION: South of 37th Street North, on the east side of Maize Road (District V)

SITE SIZE: 48.26 acres

NUMBER OF LOTS

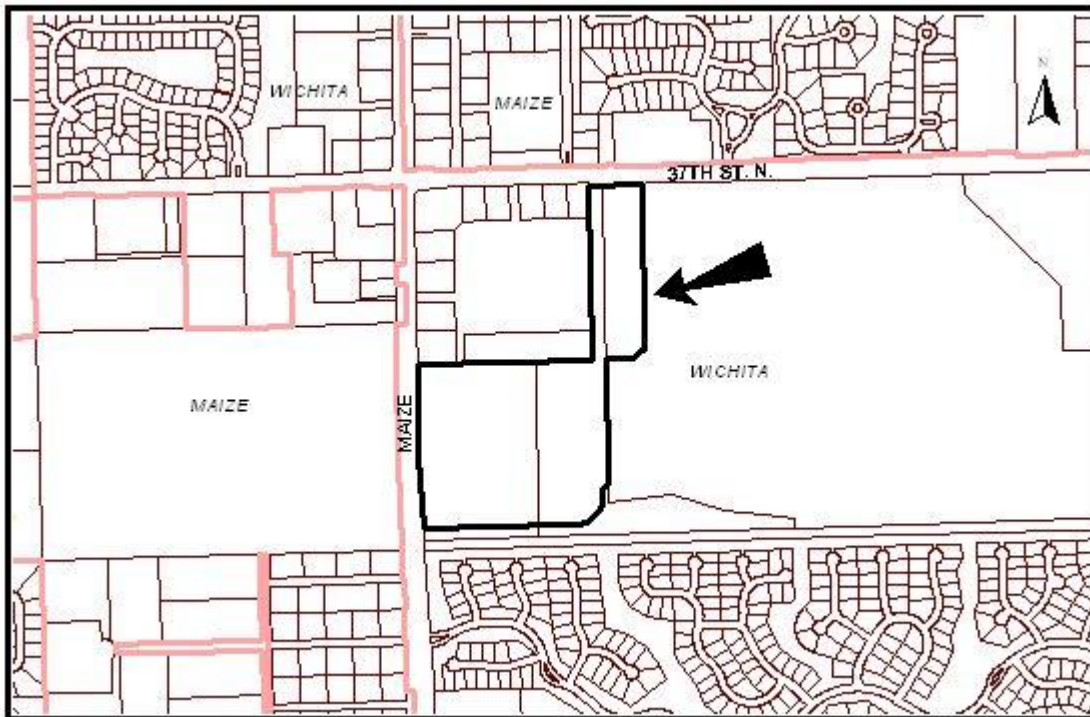
Residential:	
Office:	
Commercial:	8
Industrial:	—
Total:	8

MINIMUM LOT AREA: 1.03 acres

CURRENT ZONING: SF-5 Single-family Residential

PROPOSED ZONING: LC Limited Commercial

VICINITY MAP



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NOTE: This is a replat of a portion of the Maize School South Campus Addition. The applicant requests a zone change from SF-5 Single-family Residential to LC, Limited Commercial. The applicant also requests the associated Fox Ridge Plaza Community Unit Plan (CUP 2011-42, DP-330) for the south portion of the plat.

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 sewer (lateral) to serve all lots being platted. All lots have access to water but will have transmission and distribution in-lieu-of-assessment fees required.
- 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. City Stormwater Management needs to comment on the drainage plan.
- D. The language under the scale needs to be corrected to reference NAVD88.
- E. Traffic Engineering has required a guarantee for upgrading 34th Street to City standards extending to the roundabout as shown on the preliminary plat. The final tracing will denote a relocation of 34th Street to the north with Reserve B platted along the south line of the plat.
- F. The plat proposes complete access control along Maize in accordance with access management standards.
- G. In accordance with the CUP approval, a cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- H. A block number or letter shall be denoted on the face of the plat.
- 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. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Fox Ridge Plaza Community Unit Plan (CUP 2011-42, DP-330).
- L. The spelling of rights-of-way needs to be corrected in both the owner's and surveyor's certificate.
- M. The spelling of "stormwater" needs to be corrected.
- N. The reference to the CUP on the preliminary plat should be CUP DP-330.
- O. 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.
- P. 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.
- Q. 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.)
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated

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documents.

- S. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: 316-946-4556) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- T. 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.
- U. 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 Stormwater 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. 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.
- X. 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. Please include the name of the plat on the disc. If a disc is not provided, please send the information via e-mail to Neil Strahl (e-mail address: nstrahl@wichita.gov).