

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

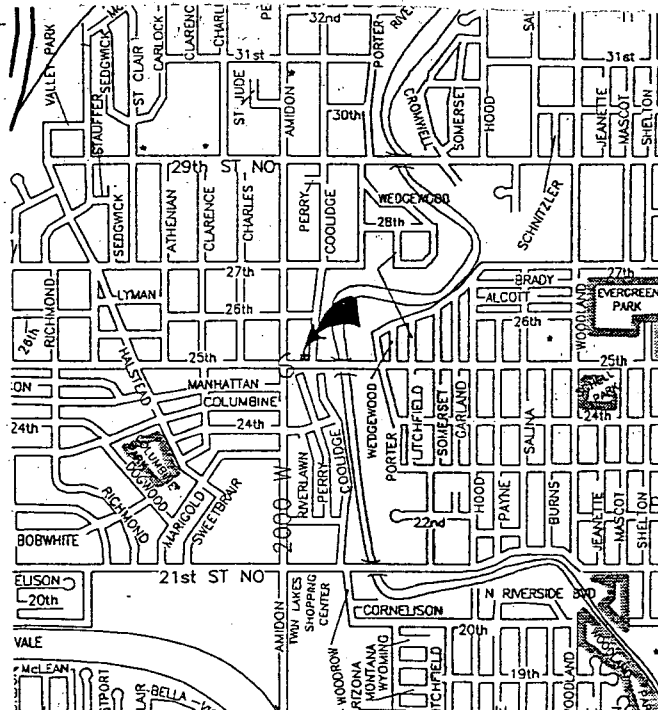
**AGENDA ITEM NO. 5.**

**June 18, 1998**

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

- CASE NUMBER:** S/D 98-66 - HABITAT FOR HUMANITY ADDITION
- OWNER/APPLICANT:** Wichita Habitat for Humanity, Inc., Attn: Virgil Strong,  
Executive Director, P.O. Box 114  
Wichita, KS 67219-0114
- SURVEYOR/ENGINEER:** Macon Company Surveying Services, Attn: John F.  
Timmesch, LS, 200 E. 4th, Newton, KS 67114
- LOCATION:** North side of 25th Street North and east of Amidon
- SITE SIZE:** .31 acres
- NUMBER OF LOTS**
- |              |   |
|--------------|---|
| Residential: | 2 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 2 |
- MINIMUM LOT AREA:** 6,820 square feet
- CURRENT ZONING:** SF-6, Single-Family Residential
- PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



Note: This site was recently sold by the City of Wichita to Habitat for Humanity. It was a part of a lot split started in March of 1979. The City purchased the land at that time with the intent to use it as part of a northwest trafficway connection between I-135 and I-235. Subsequently, the decision was made to not pursue that project and the land was surplused. The original Lot Split was resurrected and processed in order to create the two lots, with Habitat for Humanity now being the owner of the east lot. Habitat now wishes to divide the lot again in order to have two lots on which they can construct single-family homes.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. **City Engineering** needs to verify if any other additional guarantees are required.
- B. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- C. Complete access control shall be indicated for the site's frontage along 25th Street North. On the final plat tracing, the plat's text shall note that the access controls are being dedicated to the City of Wichita.
- D. **Traffic Engineering** shall indicate the need for additional right-of-way for 25th Street North.
- E. The MAPC signature block needs to be included and have signature lines for Richard E. Lopez, Chairman and Marvin S. Krout, Secretary.
- F. The signature block for the Register of Deeds needs to have the Deputy's name changed to Linda Kizzire, instead of Michael D. Hurtt.
- G. A public utility easement shall be platted along the west property line of both Lot 1 and Lot 2 for future extension of public utilities to directly serve the lots.
- H. The final plat shall reference a tie point to a section corner.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which 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.)

- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.