

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

**CASE NUMBER:** S/D 98-79 – NEVILLE WEST ADDITION

**OWNER/APPLICANT:** The Neville Family Trust, Attn: Edward Neville, 9625 West Maple, Wichita, KS 67209

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** Northeast corner of 167<sup>th</sup> St. West and Kellogg

**SITE SIZE:** 48.0 acres

**NUMBER OF LOTS**

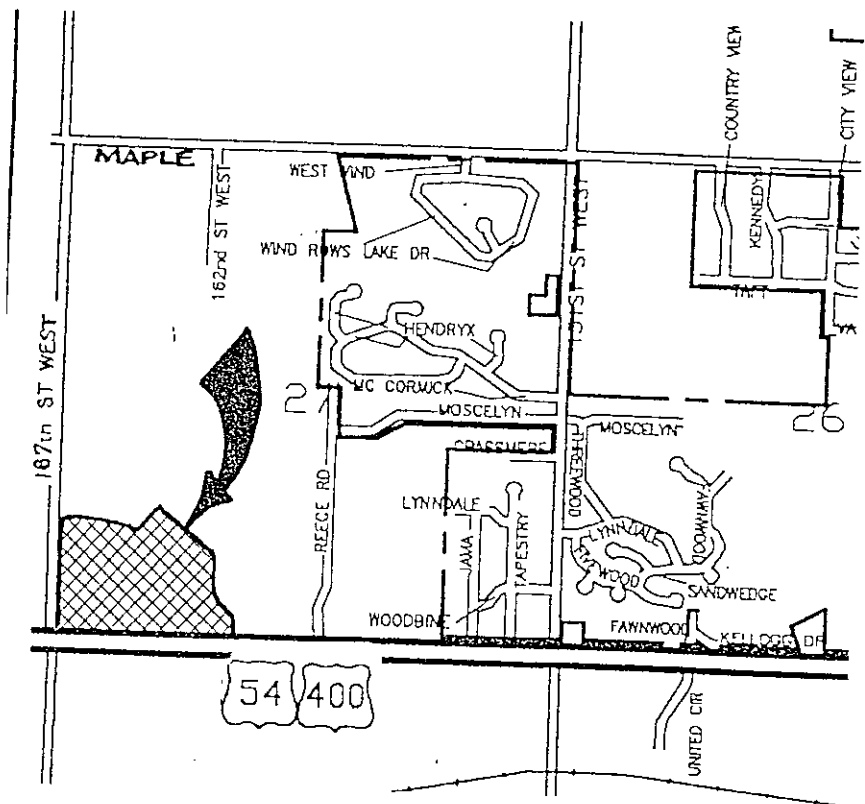
|              |           |
|--------------|-----------|
| Residential: |           |
| Office:      |           |
| Commercial:  | 16        |
| Industrial:  | —         |
| Total:       | <b>16</b> |

**MINIMUM LOT AREA:** 1.29 acres

**CURRENT ZONING:** SF-6, Single-Family Residential

**PROPOSED ZONING:** LC, Limited Commercial

**VICINITY MAP**



Note: This site was approved for a zone change (SCZ-0785) from SF-6, Single-Family Residential to LC, Limited Commercial. The site is also subject to the Neville Property Community Unit Plan (DP-241) which addresses uses, traffic improvements, screening and architectural controls.

STAFF COMMENTS:

- A. Currently, the site can be served by the West Sedgwick County Joint Sewer District. The applicant shall guarantee the extension of sanitary sewer and City water. **City Engineering** needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage concept.
- D. **Traffic Engineering** needs to comment on the access controls. The plat proposes one access opening along 167<sup>th</sup> St. West limited to right turns only (Lot 11), and one temporary opening along Kellogg for an exit slip-off ramp. In accordance with the CUP, use of the exit slip-off ramp is permitted until improvements are made to Kellogg which allow for the ramps closing upon agreement of KDOT and the City Traffic Engineer. Complete access control is also required along Woodbine for 150 feet north of the Kellogg right-of-way.
- E. In accordance with the CUP, the Applicant shall guarantee a left turn lane on 167<sup>th</sup> Street at the entrance to Woodbine Drive, northbound right turn lanes along 167<sup>th</sup> Street West to Woodbine and also along Woodbine Drive to 167<sup>th</sup> Street West; guarantee a traffic signal at Woodbine and 167<sup>th</sup> St. West, and paying 25% of the traffic signal at 167<sup>th</sup> Street West and Kellogg, when warranted. The applicant shall also guarantee left turn lanes along Woodbine for major entrances to the lots.
- F. **Traffic Engineering** shall comment on the need for a contingent dedication of right-of-way connecting Woodbine Drive to the property to the east to connect with a future frontage road from 151<sup>st</sup> St. West.
- G. The applicant shall guarantee the paving of Woodbine Drive. The paving guarantee shall also provide for sidewalks on one side of the street.
- H. A cross-lot circulation agreement shall be submitted to assure internal vehicular movement between the lots.
- I. 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.

- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the lot owners' association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owners fail to do so.
- L. The applicant shall file a request for an administrative adjustment to the CUP as the parcel boundaries approved in the CUP do not coincide with the lots denoted in this plat.
- M. **City Fire** shall comment on the acceptability of the street name. "Drive" is typically used only for frontage roads.
- N. On the final plat, a note shall be placed on the face of the plat that this addition is subject to the conditions of Community Unit Plan DP-241.
- O. A CUP Certificate shall be submitted identifying the approved CUP (referenced as DP-241) and its special conditions for development on this property.
- P. 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.
- Q. The platting 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.
- R. 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.)
- S. 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.
- T. 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.

- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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(Final Plat, Preliminary Plat Approved 7/8/99)

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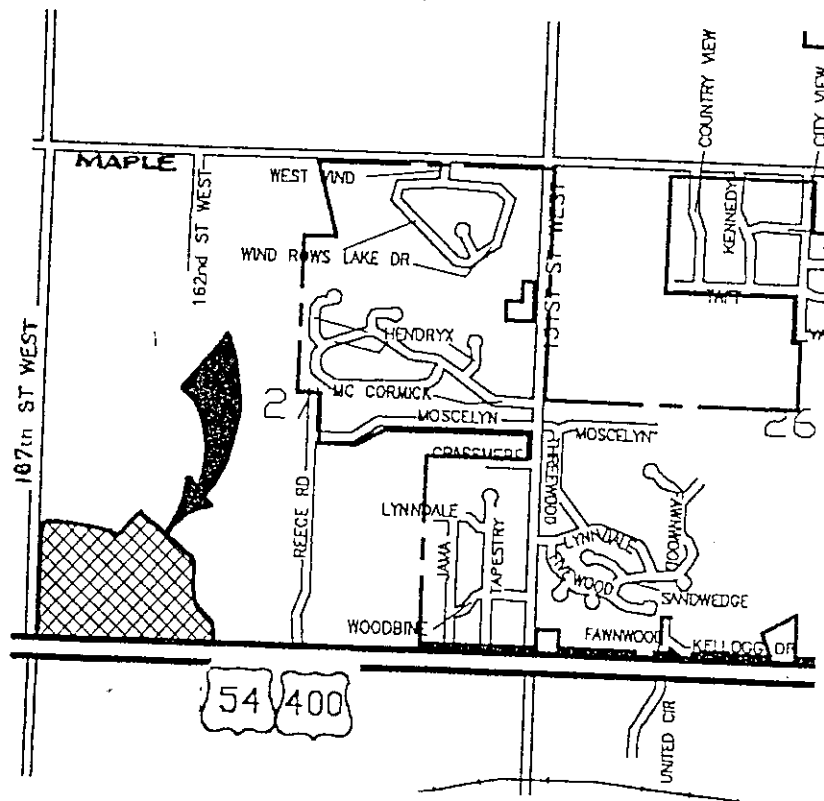
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STAFF COMMENTS:

- A. Currently, the site can be served by the West Sedgwick County Joint Sewer District. The applicant shall guarantee the extension of sanitary sewer and City water. City Engineering needs to comment on the need for guarantees or easements.
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- E. In accordance with the CUP, the Applicant shall guarantee a left turn lane on 167<sup>th</sup> Street at the entrance to Woodbine Drive, northbound right turn lanes along 167<sup>th</sup> Street West to Woodbine and also along Woodbine Drive to 167<sup>th</sup> Street West; guarantee a traffic signal at Woodbine and 167<sup>th</sup> St. West, and paying 25% of the traffic signal at 167<sup>th</sup> Street West and Kellogg, when warranted. The applicant shall also guarantee left turn lanes along Woodbine for major entrances to the lots.
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- G. A cross-lot circulation agreement shall be submitted to assure internal vehicular movement between the lots.
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- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

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- O. The plattor'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.
- P. The MAPC Chair shall be revised to reference "Frank Garofalo".
- Q. 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.)
- R. 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.
- S. 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.
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- U. 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.

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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. *KGE and Southwestern Bell have requested additional easements which have been denoted on the final plat.*
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

NEVILLE WEST ADDITION

Project: 987P

Parcel Map Check

Parcel name: boundary

|                           |                          |
|---------------------------|--------------------------|
| North: 18211.542          | East : 18272.829         |
| Line Course: N 00-32-21 E | Length: 1270.65          |
| North: 19482.136          | East : 18284.786         |
| Line Course: S 89-27-39 E | Length: 340.91           |
| North: 19478.928          | East : 18625.681         |
| Curve Length: 77.55       | Radius: 150.00           |
| Delta: 29-37-14           | Tangent: 39.66           |
| Chord: 76.69              | Course: N 75-43-44 E     |
| Course In: N 00-32-21 E   | Course Out: S 29-04-53 E |
| RP North: 19628.921       | East : 18627.092         |
| End North: 19497.833      | East : 18700.004         |
| Curve Length: 94.09       | Radius: 182.00           |
| Delta: 29-37-14           | Tangent: 48.12           |
| Chord: 93.05              | Course: N 75-43-44 E     |
| Course In: S 29-04-53 E   | Course Out: N 00-32-21 E |
| RP North: 19338.777       | East : 18788.465         |
| End North: 19520.770      | East : 18790.182         |
| Line Course: S 89-27-39 E | Length: 201.17           |
| North: 19518.877          | East : 18991.344         |
| Curve Length: 136.88      | Radius: 182.00           |
| Delta: 43-05-30           | Tangent: 71.86           |
| Chord: 133.68             | Course: S 67-54-54 E     |
| Course In: S 00-32-21 W   | Course Out: N 43-37-51 E |
| RP North: 19336.885       | East : 18989.631         |
| End North: 19468.616      | East : 19115.215         |
| Line Course: S 46-22-09 E | Length: 297.73           |
| North: 19263.180          | East : 19330.712         |
| Line Course: N 43-37-51 E | Length: 250.00           |
| North: 19444.130          | East : 19503.214         |
| Line Course: S 46-22-09 E | Length: 854.58           |
| North: 18854.462          | East : 20121.760         |
| Line Course: S 00-29-16 W | Length: 170.79           |
| North: 18683.678          | East : 20120.306         |
| Line Course: N 89-22-10 W | Length: 211.55           |
| North: 18686.006          | East : 19908.769         |
| Curve Length: 65.18       | Radius: 182.00           |
| Delta: 20-31-09           | Tangent: 32.94           |
| Chord: 64.83              | Course: S 09-46-18 E     |
| Course In: S 69-58-07 W   | Course Out: S 89-30-44 E |
| RP North: 18623.665       | East : 19737.779         |
| End North: 18622.117      | East : 19919.772         |
| Line Course: S 00-29-16 W | Length: 94.23            |
| North: 18527.890          | East : 19918.970         |
| Line Course: S 89-22-10 E | Length: 200.00           |
| North: 18525.689          | East : 20118.958         |
| Line Course: S 00-29-16 W | Length: 128.52           |
| North: 18397.174          | East : 20117.864         |

Line Course: S 33-31-01 E Length: 216.69  
           North: 18216.514                   East : 20237.516  
 Line Course: S 00-15-00 W Length: 50.00  
           North: 18166.515                   East : 20237.298  
 Line Course: N 89-45-00 W Length: 136.55  
           North: 18167.111                   East : 20100.749  
 Line Course: S 00-15-00 W Length: 10.00  
           North: 18157.111                   East : 20100.706  
 Line Course: N 89-45-00 W Length: 342.00  
           North: 18158.603                   East : 19758.709  
 Line Course: N 00-15-00 E Length: 10.00  
           North: 18168.603                   East : 19758.753  
 Line Course: N 89-45-00 W Length: 544.00  
           North: 18170.977                   East : 19214.758  
 Line Course: N 87-32-00 W Length: 942.80  
           North: 18211.553                   East : 18272.831

Perimeter: 6645.87    Area: 2,145,447 sq. ft. 49.25 acres

Mapcheck Closure - (Uses listed courses and chords)  
 Error Closure: 0.011                   Course: N 13-14-40 E  
           Error North: 0.0110                   East : 0.0026  
 Precision 1: 603,674.55