

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

**CASE NUMBER:** S/D 99-11 - ANGEL ACRES

**OWNER/APPLICANT:** Randy Nevins, 3850 S. Meridian, Unit #517, Wichita, KS 67217

**SURVEYOR/ENGINEER:** PEC, P.A., Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202

**LOCATION:** North side of 47th St. South, West side of Meridian

**SITE SIZE:** 24.1 acres

**NUMBER OF LOTS**

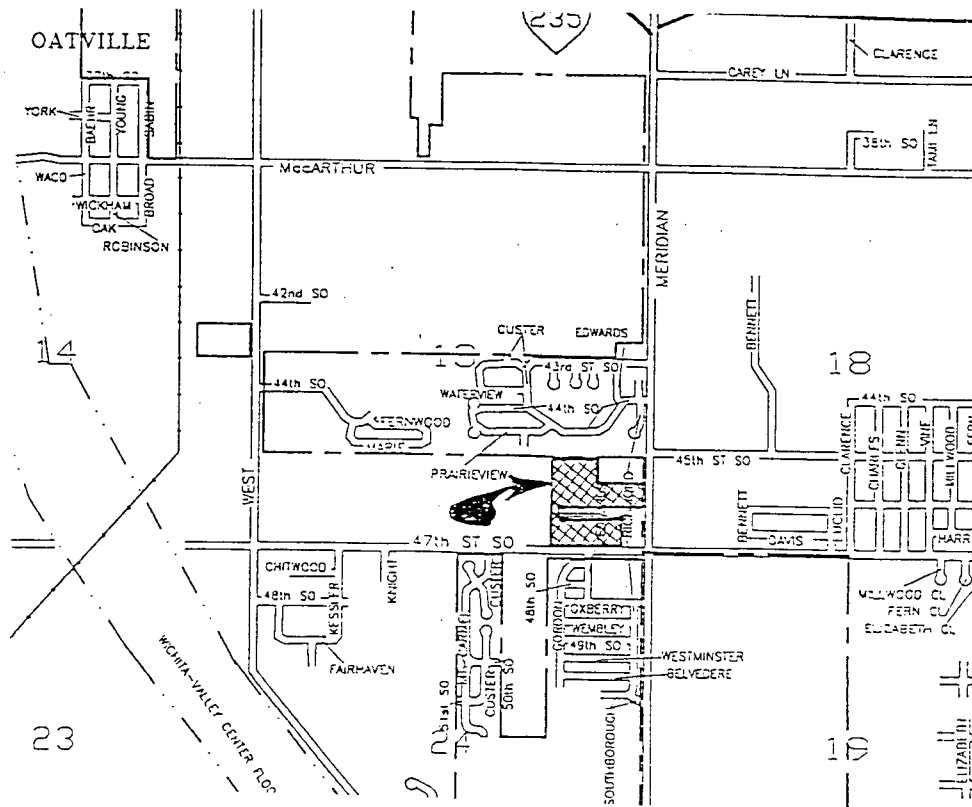
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<b>56</b>

**MINIMUM LOT AREA:** 10,000 sq. ft.

**CURRENT ZONING:** SF-20, Single-Family Residential  
LC, Limited Commercial

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

**VICINITY MAP**



Note: This site is located in the County, in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. The site is adjacent to Wichita's city limits and the Applicant has requested annexation. The Applicant intends to request a zone change for this site from LC, Limited Commercial to SF-6, Single-Family Residential for the lots in Block 3 at the southeastern portion of the plat. The remainder of the plat which is zoned SF-20, will be converted to SF-6 upon annexation.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. City Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. The recording information indicated for the platted pipeline easement needs to be revised to correlate with that referenced in the title binder. The Applicant shall indicate a copy of the instrument which establishes the pipeline easement on the property, verifying that the dedication of street right-of-way over a portion of the pipeline easement is acceptable.
- F. 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.
- G. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- H. Fire Department needs to comment on the acceptability of the street names.
- I. The applicant shall guarantee the paving of the proposed internal streets. This guarantee shall include temporary turnarounds for Richmond, Edwards, Gordon and Angel. The temporary turnarounds shall either be platted or provided by separate instrument.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- K. The plattor's text shall appropriately reference the access controls.
- L. Fire Department needs to comment on the acceptability of the length of Angel, (1300 ft.) which exceeds the maximum length for cul-de-sacs as imposed by the Subdivision regulations.

- M. 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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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.