

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2001-34 -- BELIEVER'S SOUTHERN BAPTIST CHURCH ADDITION

**OWNER/APPLICANT:** Believer's Southern Baptist Church, Inc., Attn: Don Stearns, Jr., 1400 E. Waterman, Wichita, KS 67211

**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

**LOCATION:** South side of 21st St. North, West of 135th St. West

**SITE SIZE:** 19.31 Acres

**NUMBER OF LOTS**

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

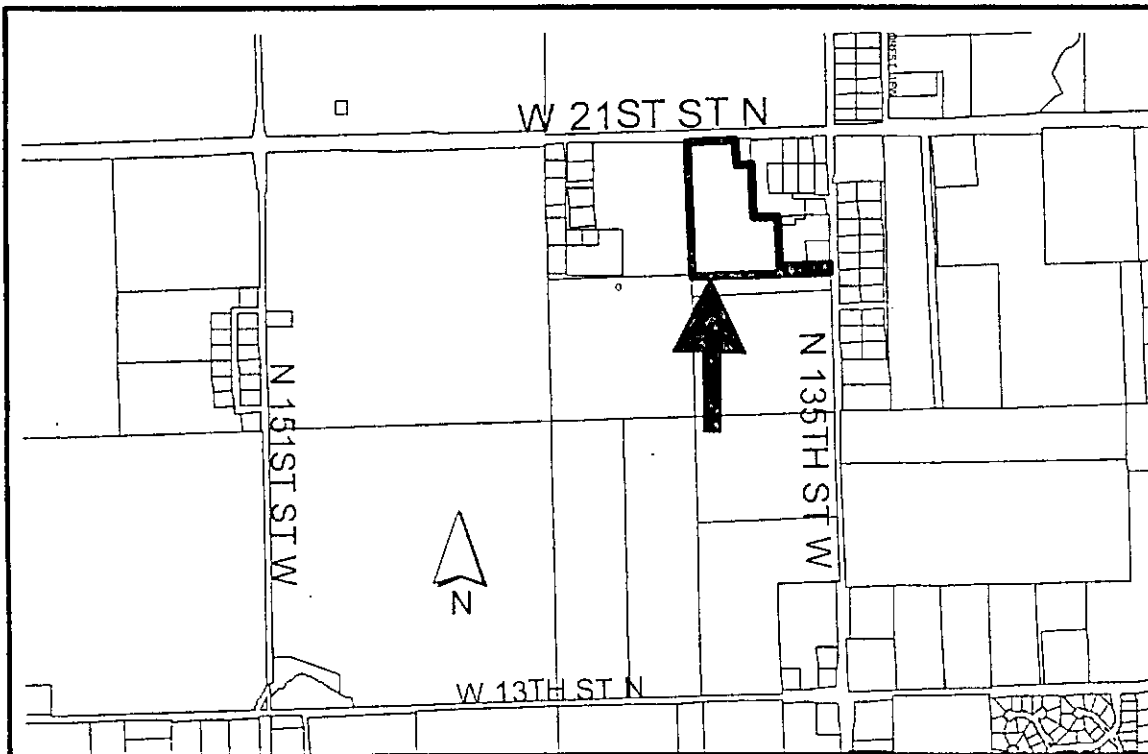
**MINIMUM LOT AREA:** 19.31 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

*Future w \$55*

**VICINITY MAP**



**Note:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. City Engineering needs to comment on the need for a petition for future extension of City water and sanitary sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. County Engineering recommends that the 50-ft KGE easement and the adjacent 30 feet to the east be denoted as an 80-ft utility easement.
- F. County Engineering needs to comment on the need for improvements to perimeter streets.
- G. The plat proposes two access openings along 21st St. North. Access controls along 135th St. West need to be dedicated. The final plat shall reference the access controls in the plat's text. County Engineering has approved one access opening along 21st Street.
- H. County Engineering recommends a contingent street dedication along the south 70 feet of the plat to improve access for future lots.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- J. The applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.
- K. 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.
- L. 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.
- 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 3/29/01)

CASE NUMBER: SUB 2001-34 -- BELIEVER'S SOUTHERN BAPTIST CHURCH  
ADDITION

OWNER/APPLICANT: Believer's Southern Baptist Church, Inc., Attn: Don Stearns, Jr.,  
1400 E. Waterman, Wichita, KS 67211

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

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SITE SIZE: 19.31 Acres

NUMBER OF LOTS

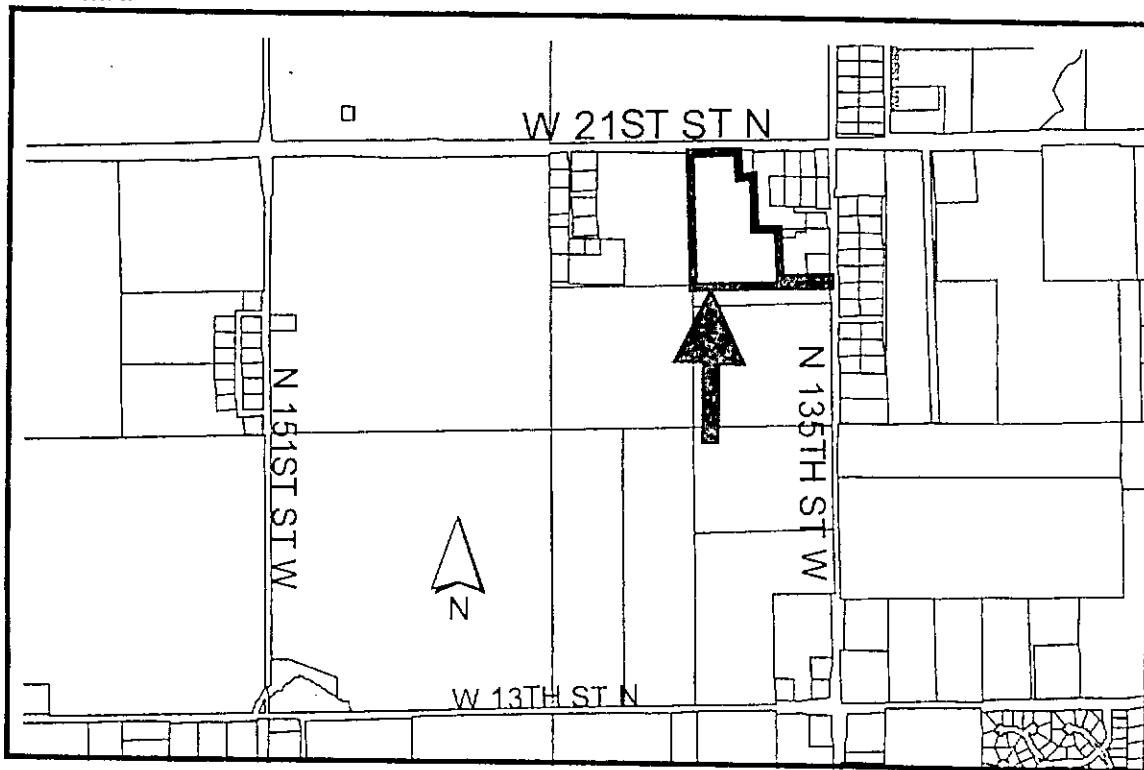
Residential:	1
Office:	
Commercial:	
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Total:	1

MINIMUM LOT AREA: 19.31 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



**Note:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

**STAFF COMMENTS:**

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. *A commercial facilities request form is needed.*
- B. City Engineering has required a petition for future extension of City water and sanitary sewer services.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the need for improvements to perimeter streets. *No improvements are required.*
- F. The plat proposes two access openings along 21st St. North. Access controls along 135th St. West need to be dedicated. The final plat shall reference the access controls in the plat's text. *County Engineering has approved one access opening along 21st Street, and shall review Applicant's site plan regarding their request for two openings.*
- G. County Engineering recommends a contingent street dedication along the south 70 feet of the plat to improve access for future lots. *The Subdivision Committee has required a 35-foot contingent street dedication.*  
  
The requested contingent street dedication has been platted.
- H. County Engineering requests that the 50-ft KGE easement should be denoted as a utility easement.
- I. The Applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.
- J. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- K. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- L. 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.

- 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.)
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CLOSURE: BELIEVERS SOUTHERN BAPTIST CHURCH ADDITION

PT 1	North: 8236.1376	East : 3725.9300
Line	Course: N 89-48-09 E	Length: 440.96
PT 2	North: 8237.6576	East : 4166.8874
Line	Course: S 00-00-36 W	Length: 230.41
PT 3	North: 8007.2476	East : 4166.8472
Line	Course: N 89-47-28 E	Length: 142.65
PT 4	North: 8007.7677	East : 4309.4962
Line	Course: S 00-00-07 W	Length: 485.53
PT 5	North: 7522.2377	East : 4309.4797
Line	Course: N 89-47-55 E	Length: 223.52
PT 6	North: 7523.0233	East : 4532.9984
Line	Course: S 00-01-24 E	Length: 459.10
PT 7	North: 7063.9234	East : 4533.1853
Line	Course: N 89-48-35 E	Length: 496.81
PT 8	North: 7065.5733	East : 5029.9926
Line	Course: S 00-00-00 W	Length: 65.44
PT 9	North: 7000.1333	East : 5029.9926
Line	Course: S 89-45-23 W	Length: 1308.67
PT 10	North: 6994.5691	East : 3721.3344
Line	Course: N 00-12-42 E	Length: 1241.58
PT 1	North: 8236.1406	East : 3725.9211