

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

**CASE NUMBER:** SUB 2000-56 -- ELLSON COURT ADDITION

**OWNER/APPLICANT:** New Life Christian Church, 11441 E. Central, Wichita, KS 67206

**SURVEYOR/ENGINEER:** MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

**LOCATION:** South of Central, East of Greenwich

**SITE SIZE:** 2.3 Acres

**NUMBER OF LOTS:**

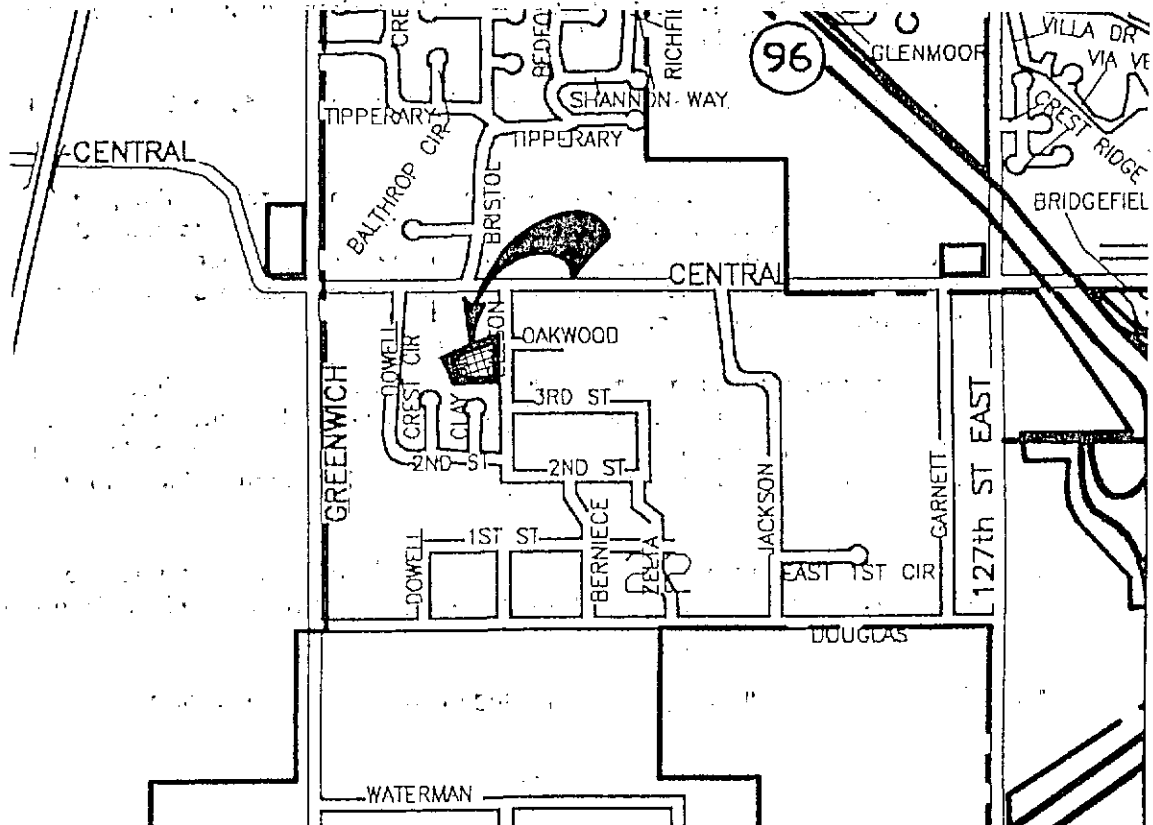
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 8,280 Sq. Ft.

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

**PROPOSED ZONING:** TF-3, Two-Family Residential

**VICINITY MAP**



**Note:** This is a replat of a portion of Lot 1, Block A, New Life Christian Church Addition. The applicant proposes a zone change (ZON2000-00028) from SF-6, Single-Family Residential to TF-3, Two-Family Residential.

**STAFF COMMENTS:**

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering advises that the Sedgwick County Sewer District Impact Fee for development of each lot in this Addition is \$12,050.07. This amount is not amortized by special assessment and is due and payable in full when initial permits are pulled.
- C. The applicant shall guarantee the extension of City water to serve the site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. A minimum pad elevation as shown on New Life Christian Church Addition of 1366.4 MSL (179 City Datum) needs to be added.
- G. A benchmark needs to be added.
- H. The 15-ft utility easement adjacent to Ellson Court should be redesignated as a Street Drainage and Utility Easement.
- I. The dimension on the east line of Lot 5, Block 1, needs to be changed from 230.94' to 155.72'.
- 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. 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.
- L. The platting binder indicates that a mortgage is being held in this site. This party shall be shown as a signatory on the final plat tracing or proof provided that the mortgage has been released.
- M. The applicant shall guarantee the paving of the proposed interior street.

- N. Access control except one opening" should be deleted and replaced by complete access control being platted for the plat's frontage along Ellson.
- O. The building setback line should be denoted by a dashed line.
- P. Traffic Engineering shall comment on the parking easement for back-out parking that is platted within a street curve. The Subdivision Regulations require parking easements to be a minimum of 20 feet deep and have a maximum street frontage of 50 feet. The perimeter of the parking easements shall be redrawn to comply with these requirements.
- Q. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- R. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- S. City Fire Department needs to comment on the plat's street names.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.

- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.

August 5, 2000

TO: Todd Allam, Developer of Fountains Second Addition  
Kenny Hill, Poe & Associates, Engineers for Fountains Second Addition  
Phil Snodgrass, Developer of Ellson Court Addition  
J. Neř Jednoralski, MKEC, Engineers for Ellson Court Addition  
Vicky Huang, City Engineer's Office  
Jim Weber, County Engineer's Office

FROM: M.S. Mitchell

On July 27, at the request of the Developer of the Fountains Second Addition, I asked the Planning Commission to defer approval of the Final Plat of Ellson Court Addition pending investigation of flooding which had occurred earlier this year to properties either side of Dowell Street, and the concern that filling of lots in Ellson Court Addition would exacerbate that flooding.

On July 30, in company of one of the residents and the Mr. Allam, I set a series of "highwater marks" along the route of the drainage channel leading from west of Dowell to the Fountains Second Addition detention pond, then across the floodway platted in New Life Christian Church Addition to where it crosses Ellson Street.

Griffiths & Associates surveyed the location and elevation of those "highwater marks" and produced a drawing showing the position of those marks with respect to lots in the Fountains Second Addition and to Ellson Street. On that drawing, I sketched a base line of the watercourse from the Dowell Street culvert, through the Fountains Second detention weir and culvert, then to the culverts under Ellson Street. I then drew a profile of that base line, sketched in a thalweg of the stream and plotted a profile showing each of the highwater marks in relation to the top of Ellson Street, the weir at the Fountains Second detention pond outlet and the top of Dowell Street at the culvert.

That exercise demonstrates that flooding downstream from the Fountains Second Addition detention pond outlet, and the detention pond and outlet itself had no "backwater effect" on the highwater elevations located either side of Dowell Street. The problem with water overtopping Dowell Street appears to be caused by an increase in runoff from recent improvements of drainage along Greenwich Road, along Central Avenue and the Greenwich Road frontage contributing to the culvert under Dowell Street, or the loss of stormwater storage in that area.

It is recommended that the combined talents of the City and County engineering staff along with engineers representing developers of the area east of Greenwich Road study the area contributing to the Dowell Street culvert before any additional development is permitted which may make it difficult or impossible to correct the situation reflected by this study.

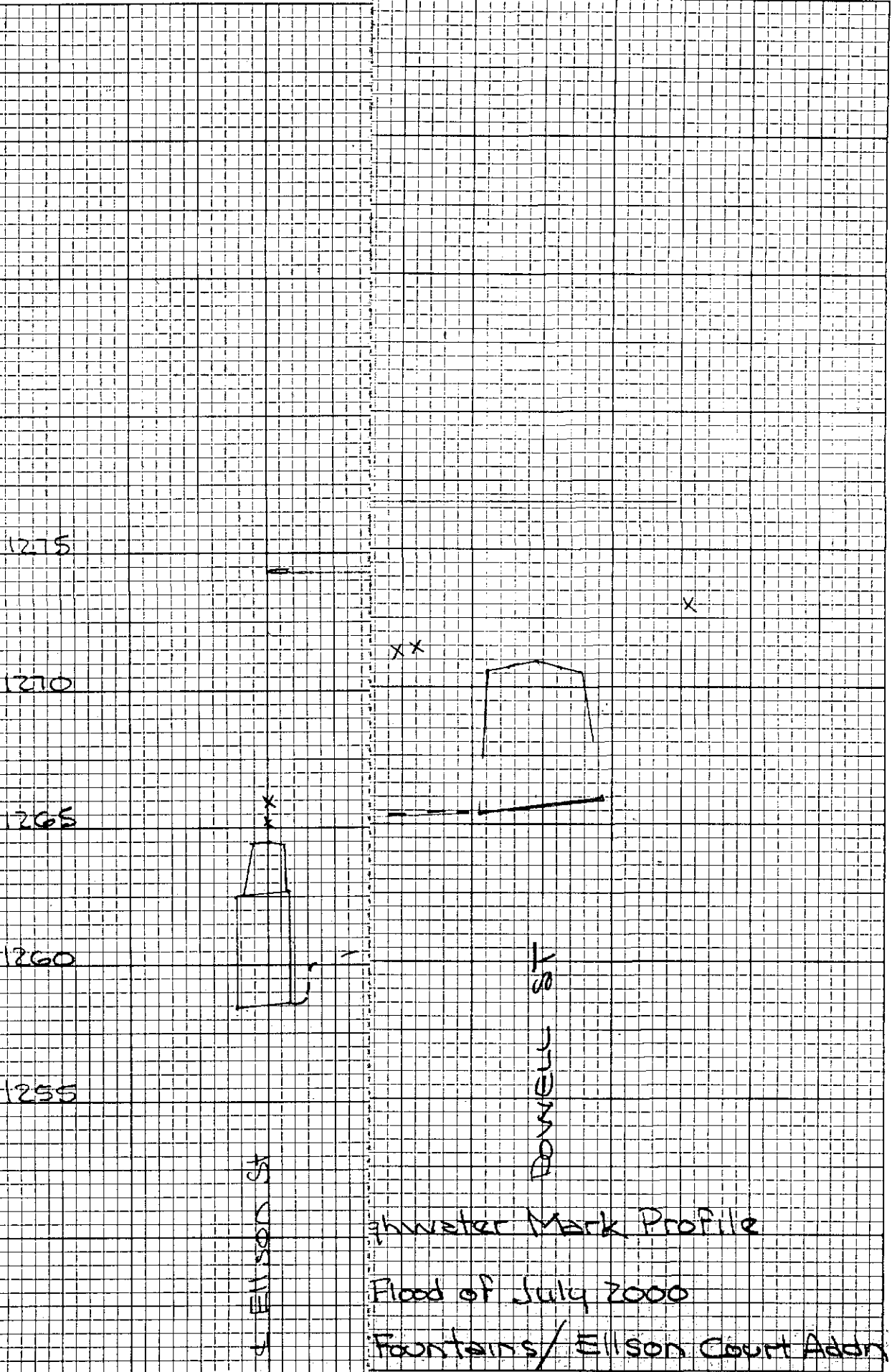
Memo re: Ellson Court Addition and Fountains Second Addition drainage.

I was advised by Mr. Jednoralski that MKEC would revise the minimum building pad elevations for Ellson Court Addition to reflect the fact that water has gone over Ellson Street by an amount estimated to be as much as 1 ½ to 2 feet which is consistent with one of the "high water marks" I set.

End

M.S. Mitchell

Elevation - Feet



Water Mark Profile

Flood of July 2000

Fountains/ Ellison Court Address

0 10 11 12

STAFF REPORT

(Revised One-Step Final Plat; Approved 7/20/00)

CASE NUMBER: SUB 2000-56 -- ELLSON COURT ADDITION

OWNER/APPLICANT: New Life Christian Church, 11441 E. Central, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: South of Central, East of Greenwich

SITE SIZE: 1.6 Acres

NUMBER OF LOTS

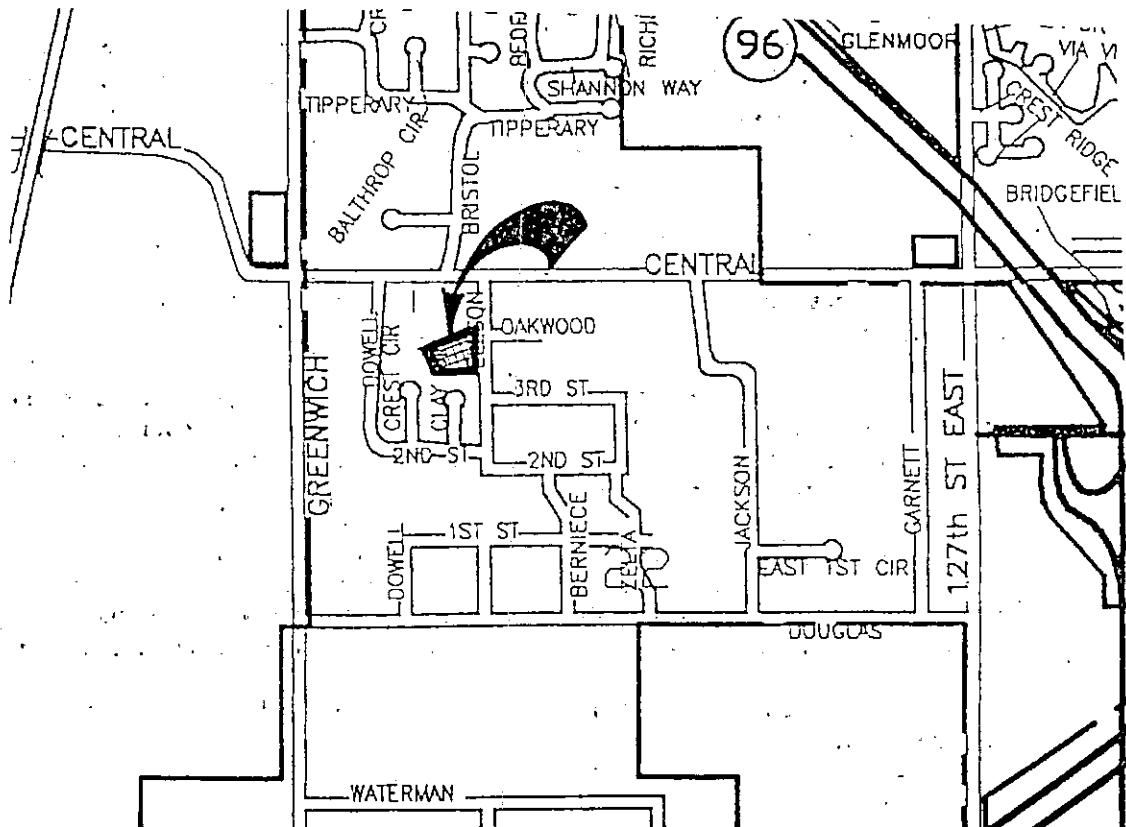
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 9,600 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: TF-3, Two-Family Residential

VICINITY MAP



Note: This is a replat of a portion of Lot 1, Block A, New Life Christian Church Addition. The applicant proposes a zone change (ZON2000-00028) from SF-6, Single-Family Residential to TF-3, Two-Family Residential.

This revised final plat has eliminated a Reserve along the northwest portion of the plat and reduced the number of lots from five to four.

STAFF COMMENTS:

- A. The lots will be served by the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering advises that the Sedgwick County Sewer District Impact Fee for development of each lot in this Addition is \$12,050.07. This amount is not amortized by special assessment and is due and payable in full when initial permits are pulled. Lots 1-4 are subject to the above impact fees unless removed from the Sewer District by the Board of the County Commissioners.
- B. The applicant shall guarantee the extension of City water to serve the site.
- 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. 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.
- F. 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.
- G. The applicant shall guarantee the paving of the proposed interior street.
- H. Complete access control shall be platted for the plat's frontage along Ellson and referenced in the plat's text.
- I. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-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.
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- K. The 15-ft utility easement on Lots 1, 2, 3, and 4, Block 1, is recommended to be relabeled as a street drainage and utility easement.

- L. The Deputy County Surveyor has advised that the plat does not meet the minimum standards adopted by the Kansas State Board of Technical Professions (Regulation #66-12-1, K.S.A. 74-7037): Plat of Certificate of Survey, item #3, #4, #5 and #10.
- M. The MAPC Chairman shall be revised to reference "Christopher S. Carraher".
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.