

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2007-43 -- KANSAS STATE BANK ADDITION

**OWNER/APPLICANT:** Key South, LLC, Attn: Jim Ashcraft, 716 N. 119<sup>th</sup> St. W., Ste. 116, Wichita, KS 67235

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** North of Kellogg, on the east side of Maize

**SITE SIZE:** 1.25 acres

**NUMBER OF LOTS**

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

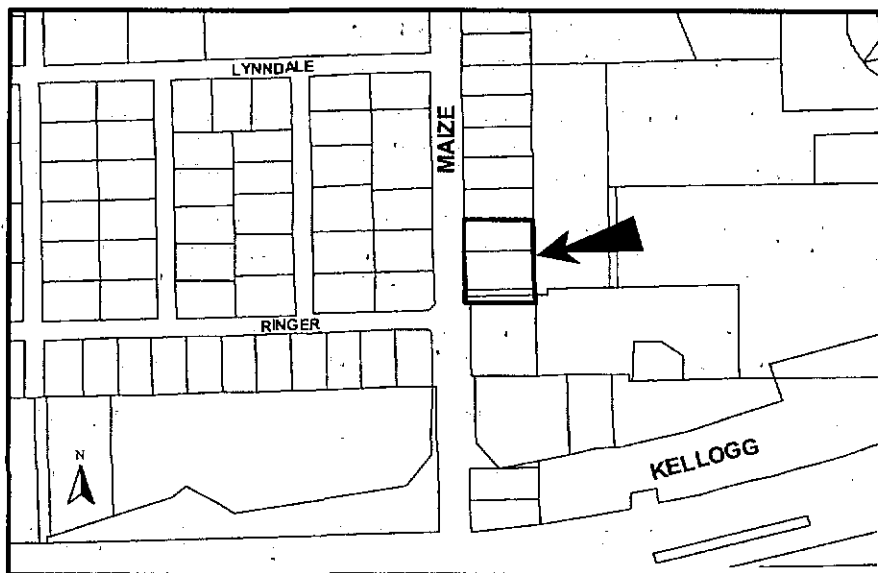
**MINIMUM LOT AREA:** 1.25 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** GO, General Office

APPROVE  
5-1

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Verda Vista Addition. The site has been approved for a zone change (ZON 2007-07) from SF-5, Single-Family Residential to GO, General Office. A Conditional Use (CON 2007-09) has also been approved for the site for a financial institution.

**STAFF COMMENTS:**

- A. Municipal services are available to serve the site.
- 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 plan.
- D. Access controls have been platted in accordance with the site plan submitted for Conditional Use approval. The plat proposes two access openings along Maize Road.
- E. The opening along Maize on the north line of the property shall permit cross-lot access for the benefit of the abutting property to the north, if and when said lot is developed for non-residential use. A restrictive covenant or agreement shall be provided addressing this condition.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- G. 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.
- H. A 40-foot contingent street dedication is requested along the south property line that would become effective upon the non-residential development of the property to the east.
- I. 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.
- J. 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.
- K. The applicant shall install or guarantee the installation of all utilities and facilities, that 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.)
- L. 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.
- M. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- N. 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.
- O. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction

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concerning erosion and sediment control device requirements.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.
- R. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - KANSAS STATE BANK ADDITION

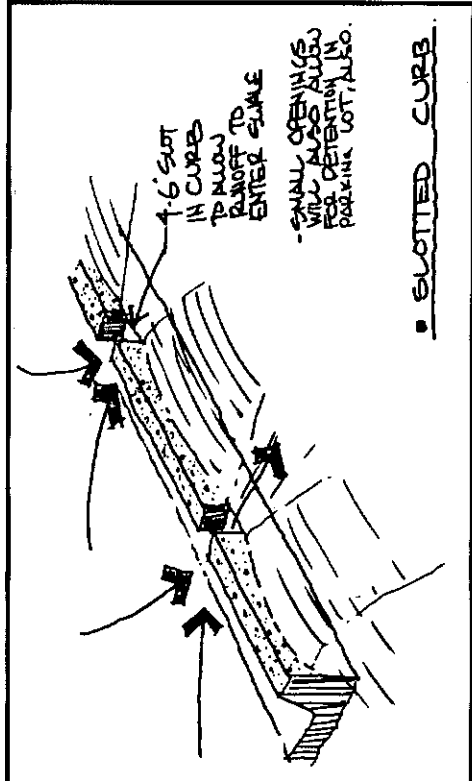
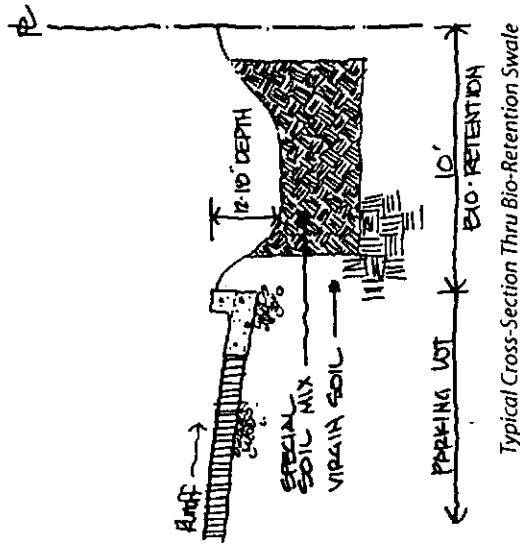
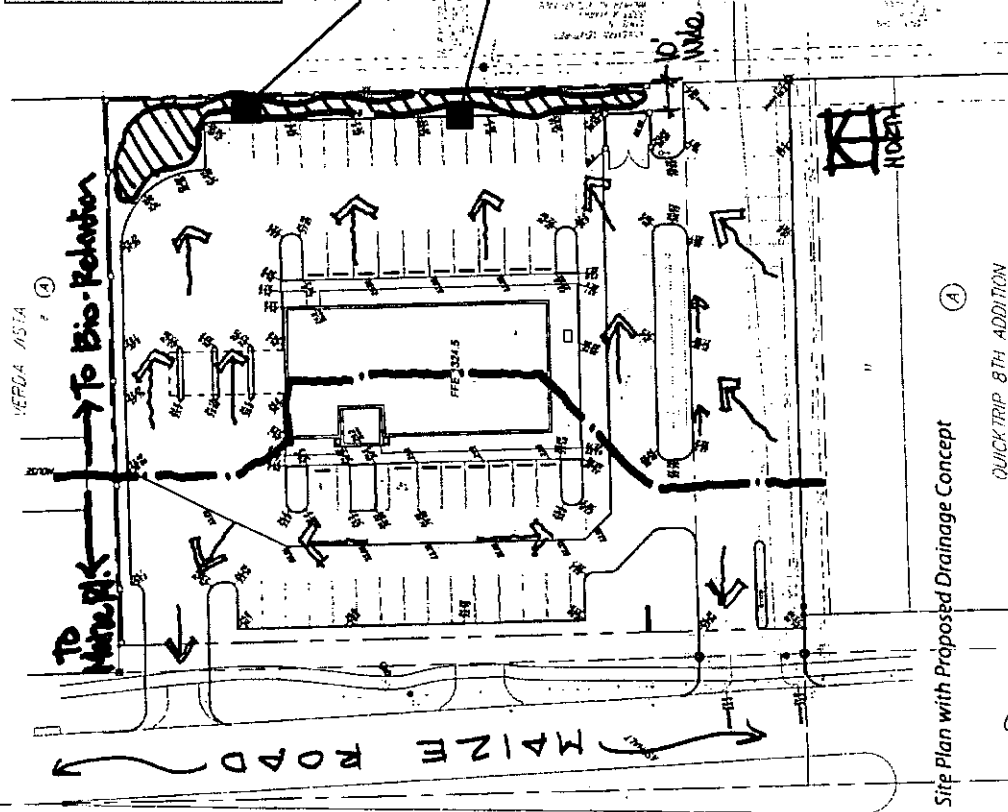
PT 01 North: 7813.9060 East : 6036.4362  
Line Course: S 88-23-24 W Length: 210.1000  
PT 02 North: 7808.0030 East : 5826.4191  
Line Course: N 01-18-15 W Length: 259.9900  
PT 03 North: 8067.9257 East : 5820.5017  
Line Course: N 88-21-15 E Length: 209.7600  
PT 04 North: 8073.9502 East : 6030.1752  
Line Course: S 01-22-46 E Length: 260.1200  
PT 01 North: 7813.9056 East : 6036.4372

MISCLOSURE:

Line Course: N 69-35-31 W Length: 0.0011  
North: 7813.9060 East : 6036.4362

**SITE INFORMATION**  
 Total Site Area: Approx. 1.25 Acres  
 Drainage Basins:  
 0.45 Acres to Maize Road  
 0.80 Acres to Bio-Retention  
 Roof Drainage to Be Captured and Piped to Bio-Retention Area.

**Bio-Retention**  
 - Contained within Eastern 10' of Site  
 - Backfilled with 36" Deep Special Soil Mix to Promote Storage of Runoff (50% Construction Sand with Compost and Topsoil Making up the Remainder of the Mix (Topsoil not to exceed 5% Clay Content)



Site Plan with Proposed Drainage Concept  
 QUICK TRIP 8TH ADDITION

**Kansas State Bank- Maize Rd. at Kellogg**  
 Proposed Drainage Solution



\* LEGACY SIGN - INTERSECTION

- SIGN IN CONFLICT WITH INTERSECTION DESIGN