

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

**CASE NUMBER:** S/D 99-26 - LEEDY ADDITION

**OWNER/APPLICANT:** Elvin Leedy, 1419 Pinetree Rd, Derby, KS 67037

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

**LOCATION:** West of Seneca, on the North side of MacArthur Road

**SITE SIZE:** 5.07 acres

**NUMBER OF LOTS**

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

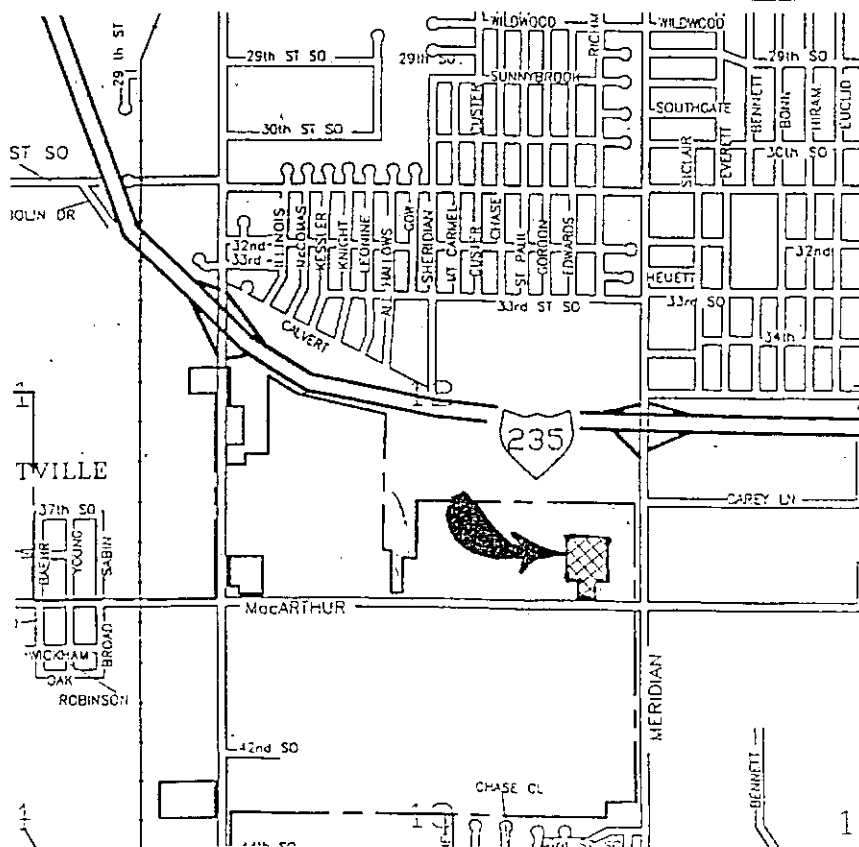
*Annexed? Yes*

**MINIMUM LOT AREA:** 5.05 acres

**CURRENT ZONING:** SF-6, Single-Family Residential  
LC, Limited Commercial

**PROPOSED ZONING:** LC, Limited Commercial  
OW, Office Warehouse

**VICINITY MAP**



Note: This is an unplatted site located within the City. This site was approved for a zone change (Z-3293) from SF-6, Single-Family and LC, Limited Commercial to LC, Limited Commercial for the south panhandle portion of the plat, and for OW, Office Warehouse for the remainder of the site. The northern portion of the site appears to be located within the 100-year floodplain.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any guarantees or easements are required.
- 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 and the need for a floodway reserve. If so needed, the plat's text shall include the standard floodway language
- D. The plat has dedicated access control except for one opening along MacArthur Road. Due to the ownership of the adjoining commercial site to the east being in the name of the Applicant, MAPD recommends the dedication of complete access control along MacArthur. A cross-lot access agreement would be provided by the property to the east to the benefit of this plat. The plat's text shall note that the access controls are being dedicated to the City of Wichita.
- E. 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.
- F. 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.
- G. The lot exceeds the maximum lot width to lot depth ratio of 3 to 1 for commercial lots, and a modification will need to be approved.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- J. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat and further noted that the setback is a building setback line for the Texaco-Cities Service Company pipeline.
- K. Due to the zoning of the plat, the applicant shall submit a restrictive covenant limiting the north 524 feet of the plat to OW, Office-Warehouse uses and the remainder of the plat to LC, Limited Commercial uses.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.