

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2000-22 -- WHITEWOOD ADDITION

**OWNER/APPLICANT:** Jay W. Russell, 12602 W. 13<sup>th</sup>, Wichita, KS 67235

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

**LOCATION:** West side of 143<sup>rd</sup> St. East, South of Central

**SITE SIZE:** 32.5 Acres

**NUMBER OF LOTS**

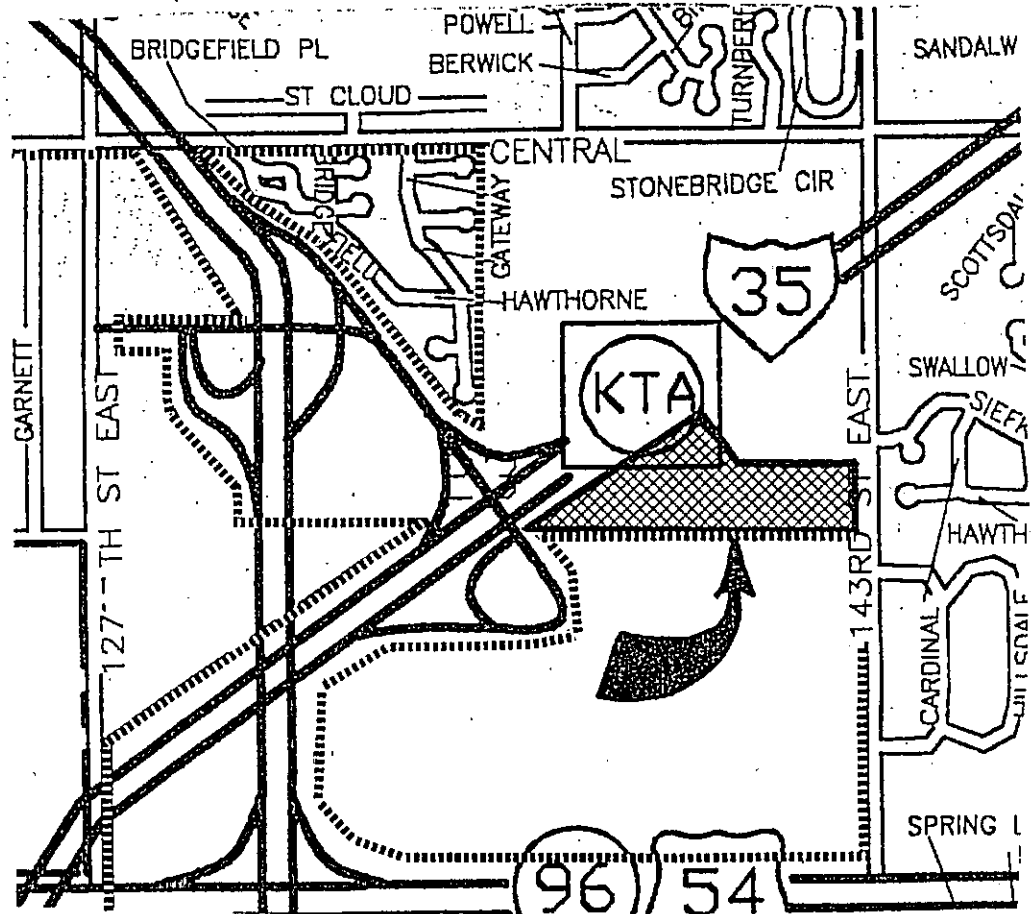
Residential:	123
Office:	
Commercial:	
Industrial:	
Total:	123

**MINIMUM LOT AREA:** 5,296 Sq. Ft.

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

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County adjacent to Wichita's City limits in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. In order to allow for the lot sizes being platted, the applicant will need to request annexation to Wichita.

**STAFF COMMENTS:**

- A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.
- 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. A sanitary sewer layout is requested.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests the creation of a maintenance agreement for the dam and pond with the abutting property owners.
- F. The proposed site entrance should be relocated to the north to align with Siefkes Street in the Shadybrook Meadow Addition.
- G. Complete access control is required along the Kansas Turnpike and along the site's frontage to 143<sup>rd</sup> St. East. The dedication of access controls shall be referenced in the plat's text on the final plat.
- H. City Fire Department needs to comment on the 2,400-ft cul-de-sac (Whitewood Circle) which exceeds the 1,200 maximum length standard of the Subdivision regulations. City Fire Department requests an emergency access easement to provide two points of access.
- I. Reserve B should be extended to increase its accessibility and usefulness for all of the homeowners in the Addition.
- 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 plat consists of fifteen lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has included a table indicating that the amount of open space provided in the Reserves (169,730 sq. ft.) exceeds the cumulative total reduction in lot area (5,924 sq. ft.). The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 2 and 3, Block A; Lots 8 and 9, Block B; and Lots 9, 10, Block C are not located within the required 500 feet from Reserve B.
- M. In addition to the standard restrictive covenant required per Item G above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- N. Traffic Engineering needs to comment on the need for improvements to 143rd St. East.
- O. 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.
- P. 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.
- Q. City Fire Department needs to comment on the plat's street names. City Fire Department requests that Whitewood Circle which accesses Lots 55-58, Block A, should be revised to Whitewood Court.
- R. The applicant shall guarantee the installation of the interior streets. This guarantee shall include a sidewalk along one side of Whitewood.
- S. 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 or 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.
- T. 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.
- U. The platting 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.
- V. 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.)

- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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**  
(Revised Preliminary Plat, Deferred 4/6/00)

**CASE NUMBER:** SUB 2000-22 -- WHITEWOOD ADDITION

**OWNER/APPLICANT:** Jay W. Russell, 12602 W. 13<sup>th</sup>, Wichita, KS 67235

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

**LOCATION:** West side of 143<sup>rd</sup> Street East, South of Central

**SITE SIZE:** 32.44 Acres

**NUMBER OF LOTS**

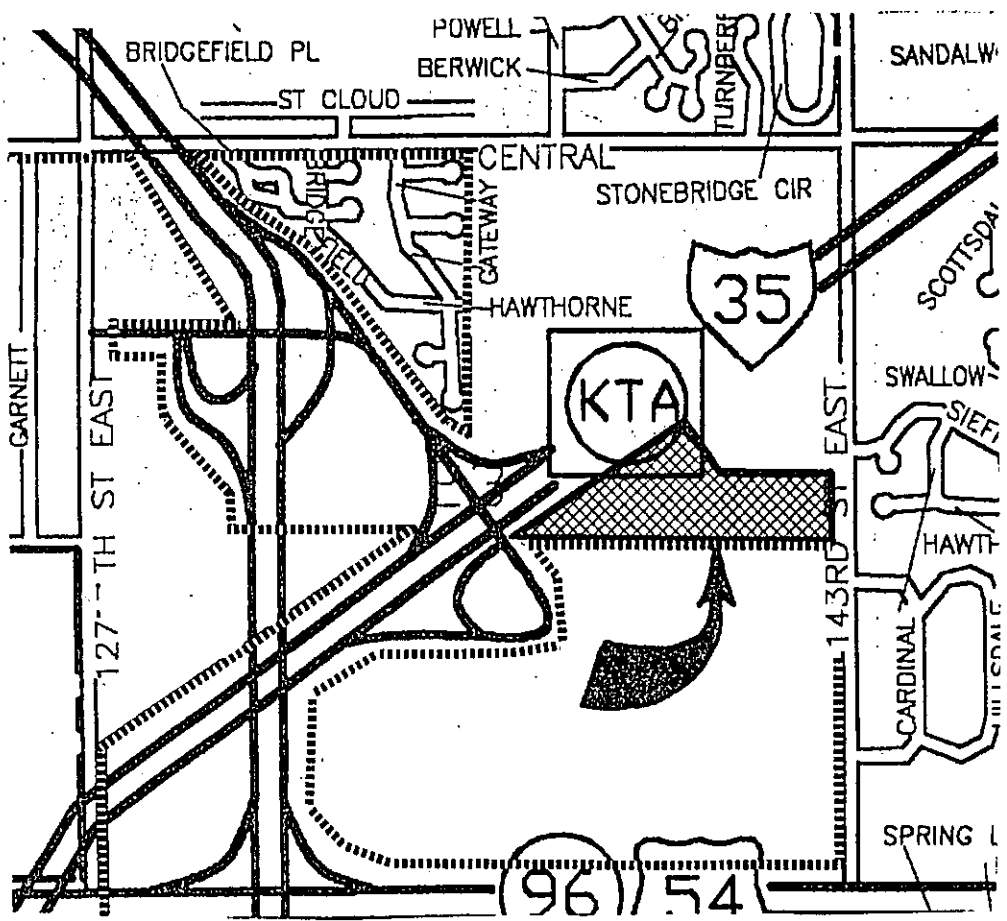
Residential:	118
Office:	
Commercial:	
Industrial:	
Total:	118

**MINIMUM LOT AREA:** 5,236 Sq. Ft.

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

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

VICINITY MAP



**Note:** This site is located in the County adjacent to Wichita's City limits in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. In order to allow for the lot sizes being platted, the applicant will need to request annexation to Wichita.

**STAFF COMMENTS:**

- A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.
- 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. **A revised sanitary sewer/utility layout is requested.**
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **City/County Engineering** needs to comment on the status of the applicant's drainage plan.
- F. Complete access control is required along the Kansas Turnpike and along the site's frontage to 143<sup>rd</sup> Street East. The dedication of access controls shall be referenced in the plat's text on the final plat.
- G. **City Fire Department** needs to comment on the 2,400-ft cul-de-sac (Siefkes/Whitewood Court) which exceeds the 1,200 maximum length standard of the Subdivision regulations. **City Fire Department requests an emergency access easement to provide two points of access.**
- H. 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.
- I. 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.
- J. The plat consists of lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has included a table indicating that the amount of open space provided in the Reserves (252,273 sq. ft.) exceeds the cumulative total reduction in lot area (15,169 sq. ft.). However, it appears many of these lots contain over 6,000 sq. ft. A revised table shall be included on the final plat indicating the specific area calculations for each lot not containing at least 6,000 square feet.

- K. The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 16-40, Block C are not located within the required 500 feet from Reserve E.
- L. In addition to the standard restrictive covenant required per Item H above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- M. Traffic Engineering/City Fire Department needs to comment on the "T"-Type turnarounds which do not conform with Subdivision Regulations. Such turnarounds are permitted for streets not longer than 150 feet with access to a maximum of eight dwelling units.
- N. Traffic Engineering needs to comment on the need for improvements to 143rd Street East.
- O. 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.
- P. 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.
- Q. City Fire Department needs to comment on the plat's street names.
- R. The applicant shall guarantee the installation of the interior streets. This guarantee shall include a sidewalk along one side of Whitewood/Siefkes, Siefkes Court and Whitewood Place/Whitewood Court.
- S. 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.
- T. 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.
- U. The platting 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.
- V. 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.)

**SUB 2000-22 -- Revised Preliminary Plat of WHITEWOOD ADDITION**  
**July 20, 2000 - Page 4**

- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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, Revised Preliminary Plat Approved 7/20/00)

CASE NUMBER: SUB 2000-22 -- SHOAL CREEK ADDITION  
(Formerly Whitewood Addition)

OWNER/APPLICANT: Jay W. Russell, 12602 W. 13<sup>th</sup>, Wichita, KS 67235

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

LOCATION: West side of 143<sup>rd</sup> St. East, South of Central

SITE SIZE: 32.44 Acres

NUMBER OF LOTS

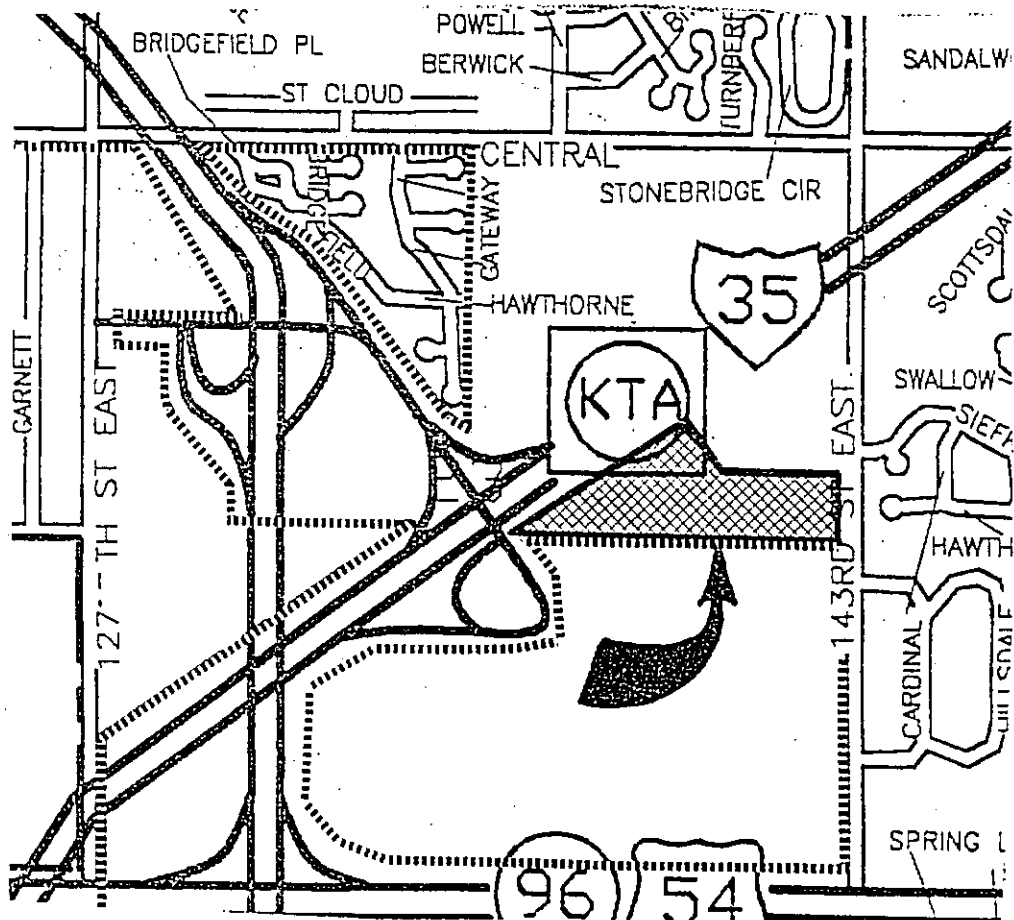
Residential:	118
Office:	
Commercial:	
Industrial:	
Total:	118

MINIMUM LOT AREA: 5,236 Sq. Ft.

CURRENT ZONING: SF-20 Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



**Note:** This site is located in the County adjacent to Wichita's City limits in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan. In order to allow for the lot sizes being platted, the applicant will need to request annexation to Wichita.

**STAFF COMMENTS:**

- A. In order to allow for the lot sizes being platted, and since the plat is adjacent to the City of Wichita, the applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single-Family residential and permit the lot sizes being proposed. The final plat shall not be scheduled for City Council consideration until annexation has occurred.
- 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. *A revised sanitary sewer/utility layout is requested. Off-site sewer easements are required.*
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. *City/County Engineering* needs to comment on the status of the applicant's drainage plan.
- F. Complete access control is required along the Kansas Turnpike. The dedication of access controls shall be referenced in the plat's text on the final plat.
- G. *City Fire Department* needs to comment on the 2,400-ft cul-de-sac (Siefkes/Whitewood Court) which exceeds the 1,200 maximum length standard of the Subdivision regulations. *City Fire Department requests an emergency access easement to provide two points of access along Reserve D, Block A.*
- H. 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.
- I. 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.
- J. The plat consists of lots that contain under 6,000 sq. ft., the minimum lot standard of the SF-6 district. The Cluster Development option in the Subdivision Regulations require that any reduction in lot size is offset by the provision of permanent open space. The Applicant has included a table indicating that the amount of open space provided in the Reserves (210,946 sq. ft.) exceeds the cumulative total reduction in lot area (7,303 sq. ft.).

- K. The MAPC Policy Statement regarding Cluster Development states that each open space area shall be a minimum of 10,000 square feet and that no lot reduced in area shall be more than 500 feet from the nearest open space area. Lots 36-39, Block E are not located within the required 500 feet from Reserve E.
- L. In addition to the standard restrictive covenant required per Item H above, the Subdivision regulations require the submittal of a restrictive covenant addressing the Reserves associated with the clustering development. The covenant shall ensure that the open space will not be further subdivided in the future, that the use of open space will continue in perpetuity, and that the common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- M. The lots in Block E shall be renumbered beginning with Lot 1.
- N. The terminus of Whitewood Court to the west shall be reconfigured as a circular turnaround.
- O. Traffic Engineering needs to comment on the need for improvements to 143rd St. East. Traffic Engineering has required the construction of a decel lane.
- P. 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.
- Q. The pipeline easement on Lot 26, Block E, needs to be located.
- R. A dimension needs to be added on Lots 5 and 6, Block D.
- S. 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.
- T. City Fire Department needs to comment on the plat's street names. The Applicant will need to meet with City Fire Department to revise the street names.
- U. The applicant shall guarantee the installation of the interior streets. This guarantee shall include a sidewalk along one side of Whitewood/Siefkes, Siefkes Court and Whitewood Place/Whitewood Court.
- V. 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.
- W. 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.
- X. The platting 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.

- Y. 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.)
- Z. 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.
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- FF. 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. KGE has requested additional utility easements.
- GG. 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.

# CLOSURE - SHOAL CREEK ADD.

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L001

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1		N	20000.000	E	20000.000	S	0+00
	N 54-54'22.0"E		1415.950				
PC1		N	20814.055	E	21158.546	S	14+15.950
	R = 23068.310	L =	363.363	DEL =	- 00-54'09.0"		
	T = 181.685	LC =	363.359	N 54-27'32.5"E			
PT1		N	21025.270	E	21454.211	S	17+79.313
	S 36-39'27.0"E		466.720				
5		N	20650.859	E	21732.857	S	22+46.033
	S 89-53'09.0"E		754.190				
6		N	20649.356	E	22487.046	S	30+00.223
	S 00-06'24.0"W		632.350				
7		N	20017.007	E	22485.868	S	36+32.573
	S 89-36'28.9"W		2485.927				
1		N	20000.000	E	20000.000	S	61+18.499
LENGTH=	6118.499	AREA=	1445594.967	SF	33.186	ACRES	

