

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

**CASE NUMBER:** SUB 2006-96 -- WALSH ADDITION

**OWNER/APPLICANT:** Brandon M. Walsh, Steven D. Walsh & Tamara Walsh, P.O. Box 13044, Wichita, KS 67213

**SURVEYOR/AGENT:** Savoy Company, P.A., 535 S. Emporia, Suite 104, Wichita, KS 67202

**LOCATION:** East of West Street, North of Maple

**SITE SIZE:** 1.27 acres

**NUMBER OF LOTS**

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

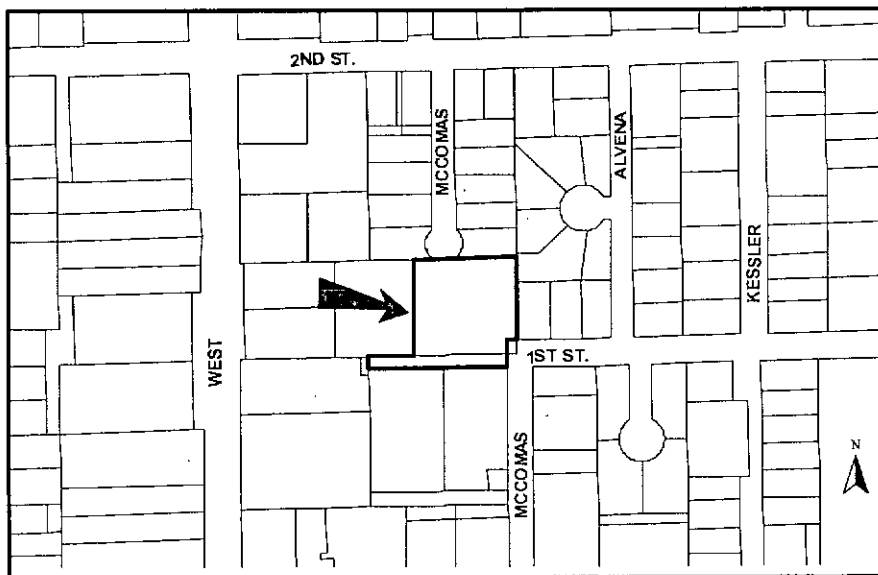
**MINIMUM LOT AREA:** 1.25 acres

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

**PROPOSED ZONING:** MF-18, Multi-Family Residential

*Guarantee improved  
at 1st & McComas*

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City. The site has been approved for a zone change (ZON 2004-61) from SF-5, Single-Family Residential to MF-18, Multi-Family Residential subject to platting. A Protective Overlay #159 was also approved for this site addressing lighting, building height, screening, and parking. This plat includes the vacation of a portion of First Street.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of City water. An off-site easement for the extension is needed.
- 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. Measured distances are needed on lot lines.
- E. Ties to previously platted lot corners are needed on the final plat tracing.
- F. On the final plat tracing, the word "proposed" shall be deleted from the drainage and utility easements.
- G. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- H. The plattor's text shall include a corrected spelling of "utility easements".
- I. On the final plat tracing, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- J. 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.
- K. The right-of-way widths shall be denoted.
- L. 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.
- M. 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.)
- 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.

**SUB 2006-96 -- One-Step Final Plat of WALSH ADDITION**

**October 26, 2006 - Page 3**

- 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: 316-946-4556) 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 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 concerning erosion and sediment control device requirements.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within 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. 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.